INDIA'S FIRST
InvIT
SPONSORED BY A
MAHARATNA PSU

पीजीइन्विट
PGInvIT

BUILT ON **ASSETS.**
BACKED BY **ASSURANCE.**
DELIVERING **ADVANTAGE.**

Annual Report 2025-26

Contents

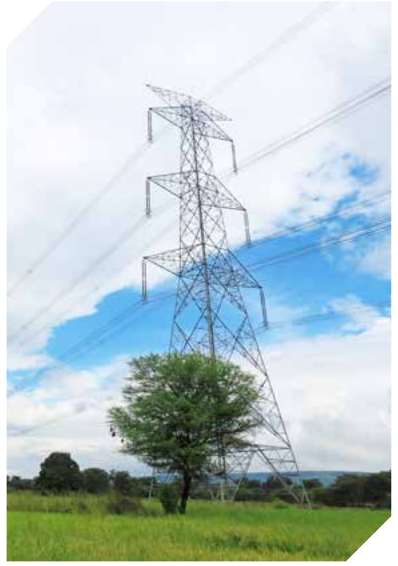
02 CORPORATE OVERVIEW

Vizag Transmission Ltd

Kala Amb Transmission Ltd

52 STATUTORY REPORTS

84 FINANCIAL STATEMENTS



Jabalpur Power Transmission Ltd

Parli Power Transmission Ltd

Warora Transmission Ltd

See this report online at
https://www.pginvit.in

Built on **Assets.**
Backed by **Assurance.**
Delivering **Advantage.**

In a business like ours, where performance is measured over long cycles, the foundations of value remain clear. Owning the right assets, operating them with efficiency, and delivering predictable returns. In FY 2025-26, as India's power ecosystem continues to expand and evolve, this approach has become even more relevant in how we deliver outcomes for our unitholders.

We are Built on **Assets** that form the core of our platform. Our portfolio of transmission assets, strategically located across key regions, has continuously delivered high availability (exceeding 98%), backed by strong operation practices. Furthermore, execution capabilities have been demonstrated through milestones like the timely completion of the Parli substation extension project. Supported by long-term Transmission Service Agreements, our assets provide strong revenue visibility and a steady foundation for cash flows.

This, in turn, builds **Assurance.** Backed by our operating expertise (provided by POWERGRID as a Sponsor and Project Manager) and a well-defined regulatory framework, we have maintained consistency in performance, low leverage, and sustained AAA credit ratings while upholding high standards of governance. The inherent predictability of our model allows us to remain resilient amid evolving market dynamics.

On this foundation, we are able to deliver **Advantage** over long-term. With rising power demand, increasing renewable integration, and sustained investments in transmission infrastructure, the sector is entering a new phase of growth. Our strategic initiatives such as consortium with POWERGRID for participation in TBCB projects of about₹ 500 crore (in-principle approval), and efforts to persuade state utilities and private ISTS licensees for asset acquisition provides the outlook for growth. Coupled with a strong sector pipeline, this ensures continued value creation for unitholders.

This reflects PGInvIT's ability to translate asset strength and financial assurance into sustained advantage, while building a pathway for future growth.

PGInvIT in FY 2025-26

The Story in Numbers

₹12,966 million
Total consolidated income

₹10,906 million
Net distributable cash flow

₹10,920 million
Distribution

₹12
Distribution per unit

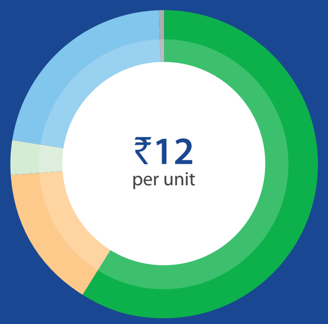
5.00%
Net borrowing ratio

7%
Operating expenses to total income

₹86.72 billion
Enterprise value
(As on March 31, 2026)

₹12 Per Unit
DPU Guidance for FY 2026-27

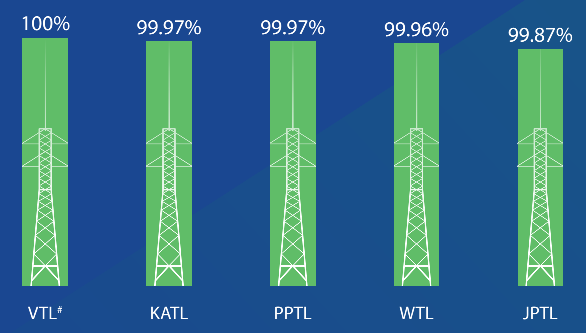
Distribution break-up in FY 2025-26



- Interest **59.00%**
- Dividend (taxable) **15.08%**
- Dividend (tax exempt) **3.58%**
- Repayment of Capital (SPV Debt) **21.84%**
- Treasury Income **0.50%**

Operational performance FY 2025-26

Our assets continued to deliver strong operational reliability, consistently exceeding availability benchmarks across the portfolio.



VTL availability includes shutdown of 96 hours due to third-party diversion works

Consistently surpassing availability benchmarks across assets.

Zero ACCIDENT
Accident-free operations

Chairman's Message

It gives me great pleasure to present to you the Annual Report of PGInvIT for FY 2025-26.

Dear Unitholders,

Over the years, PGInvIT has established itself as a dependable infrastructure investment platform, underpinned by high-quality transmission assets, stable cash flows, and a disciplined growth strategy. Sponsored by POWERGRID, a Maharatna CPSE and one of the world's largest power transmission utilities, PGInvIT continues to create long-term value for its unitholders through operational excellence and prudent capital management.

Our portfolio comprises five operational Inter-State Transmission System (ISTS) assets developed under the Tariff-Based Competitive Bidding (TBCB) framework. These assets benefit from perpetual ownership rights and long-term Transmission Service Agreements, providing a strong foundation for sustainable and predictable returns.

The availability-based tariff mechanism, coupled with efficient billing and collection through CTUIL, continues to support the stability of our cash flows and financial performance.

PGInvIT is listed on both NSE and BSE and continues to enjoy strong investor confidence, reflected in its inclusion in key market indices and its growing investor base. We remain committed to maintaining the highest standards of transparency, governance, and stakeholder engagement.

During FY 2025-26, we continued our focus on delivering consistent distributions to our unitholders in line with our stated policy. Our disciplined approach to asset management and capital allocation has enabled us to generate sustainable cash flows while preserving financial flexibility for future growth opportunities.

GUIDED BY AAA: ASSETS, ASSURANCE, ADVANTAGE

Our strategy continues to be anchored on three core pillars: Assets, Assurance, and Advantage.

Assets form the foundation of PGInvIT's value proposition. Our portfolio of operational transmission assets continue to demonstrate strong operational performance and reliability. These strategically located Inter-State Transmission System assets have consistently maintained high availability levels, reflecting the quality of the underlying infrastructure and the robust operational practices adopted across the portfolio. The long-term nature of our Transmission Service Agreements provides a stable platform for sustainable value creation.

Assurance is reflected in the resilience and predictability of our business model. The availability-based tariff framework continues to provide visibility of revenues and cash flows, enabling us to deliver consistent returns while minimising exposure to market and demand-related uncertainties. The established billing and collection mechanism through CTUIL further strengthens cash flow certainty and reinforces the financial stability of the Trust.

Advantage arises from our association with POWERGRID, which continues to serve as our Sponsor and Project Manager. POWERGRID's extensive experience in developing, operating, and maintaining transmission infrastructure provides PGInvIT with a significant competitive edge. Its proven technical expertise, operational capabilities, and deep understanding of the sector provides efficient asset management and position us favourably to pursue future growth opportunities. Combined with our strong governance framework, access to capital, and growing investor confidence, these strengths enable PGInvIT to capitalise on emerging opportunities in India's expanding transmission sector.

ADVANCING SUSTAINABILITY AND GOVERNANCE

Sustainability remains an integral part of our long-term vision. Through our Project Manager, we continue to promote responsible environmental practices, efficient resource utilisation, and meaningful stakeholder engagement across our operations.

Our governance framework remains firmly aligned with SEBI InvIT Regulations and is built upon the principles of accountability, transparency, and investor protection. We continue to strengthen our internal controls, risk management systems, and compliance mechanisms to ensure that unitholder interests remain at the centre of all decision-making.

As a responsible entity, we remain committed to supporting social development initiatives that create meaningful impact on communities. Through focussed interventions in healthcare, we seek to contribute positively to the nation's development while creating sustainable value for society.

POSITIONED FOR THE NEXT PHASE OF GROWTH

India's power sector continues to witness strong growth driven by economic expansion, urbanisation, digitalisation, and the rapid integration of renewable energy. This transformation is expected to significantly increase the requirement for transmission infrastructure over the coming years.

The Central Electricity Authority continues to envisage substantial investments in the transmission sector to facilitate reliable power transfer across regions and support the country's clean energy ambitions. The transmission plan for integration of 900 GW non-fossil fuel capacity by 2035-36, emphasises an additional investment of ₹7.93 trillion over next 10 years for integration of renewable power. The master plan for evacuation of power from hydroelectric plants in Brahmaputra basin estimates an additional investment of ₹1.91trillion up to 2035 and about ₹4.52 trillion beyond 2035. This presents a large and attractive opportunity set for infrastructure investment platforms such as PGInvIT.

Against this backdrop, PGInvIT is well-positioned to participate in the next phase of sector growth. We continue to evaluate opportunities for acquiring operational transmission assets from public and private sector developers. Our strong financial profile, access to competitive financing, and established track record provide us with the flexibility to pursue value-accretive acquisitions while maintaining a prudent capital structure.

We remain confident that the combination of stable operating cash flows, disciplined growth, and a favourable sector outlook will continue to strengthen PGInvIT's position as a preferred infrastructure investment platform.

CLOSING REMARKS

I would like to express my sincere appreciation to the Government of India, SEBI, and all regulatory authorities for their continued efforts in strengthening the InvIT ecosystem and fostering a transparent and investor-friendly environment.

I am grateful to my fellow Board members for their valuable guidance, to our management team and employees for their dedication and commitment, to the Project Manager for ensuring operational excellence, and to the Trustee for its continued support and oversight.

Most importantly, I would like to thank our unitholders for the trust and confidence they have placed in PGInvIT. Your continued support motivates us to pursue excellence and create enduring value through sustainable growth and responsible stewardship.

Yours sincerely,

Naveen Srivastava
Chairman

PGInvIT at a Glance

Who We Are

Delivering Value by Powering India's Next Phase of Grid Transformation

PGInvIT stands to contribute to India's rapidly expanding power ecosystem, as the country's first InvIT sponsored by a Maharatna CPSE. Built on the pillars of operational excellence, regulatory stability, and predictable revenue, PGInvIT maintains its role as a trusted long-term platform for investors seeking stable, infrastructure-backed growth.

Created to own, operate, and grow a portfolio of critical power transmission assets, PGInvIT benefits deeply from the technical expertise and governance standards of its Sponsor, POWERGRID, a Maharatna CPSE and one of the world's largest transmission utilities. As India accelerates its ambitions for grid expansion, renewable integration, and infrastructure monetisation, PGInvIT is strategically positioned to support the nation's evolving power needs while delivering sustained value to Unitholders.

A Platform Backed by Purpose and Performance

Since its settlement in September 2020 and SEBI registration in January 2021, PGInvIT has established itself as a notable InvIT in the country. Its public listing in May 2021 marked an important milestone as the first publicly listed CPSE-backed InvIT in India

The capital raised enabled PGInvIT to acquire a 74% stake in five operational ISTS assets developed under the Tariff-Based Competitive Bidding (TBCB) framework. In March 2022, we completed the acquisition of the remaining 26% stake in VTL, and 26% stake in the remaining SPVs were acquired in December 2024. All assets operate under long-term Transmission Service Agreements (TSAs) that ensure regulated, predictable cash flows through fixed availability-based tariffs.

Designed for long-term value creation, PGInvIT's structure, supported by perpetual ownership of assets, a strong governance foundation, and an experienced Investment Manager, continues to deliver stable, predictable returns to Unitholders.

Our Vision

- To achieve a focussed business model with productive and operational efficiency to enhance returns
- To optimise transmission assets through an efficient capital structure
- To capitalise on value-accretive growth through acquisitions and non-transmission revenues

The metrics that define us

5
Operational ISTS SPVs (TBCB)

11
Transmission lines spanning 3,699 ckm

6,630 MVA
Total transformation capacity of 3 substations

1,956 km
Of optical ground wire supporting robust communication

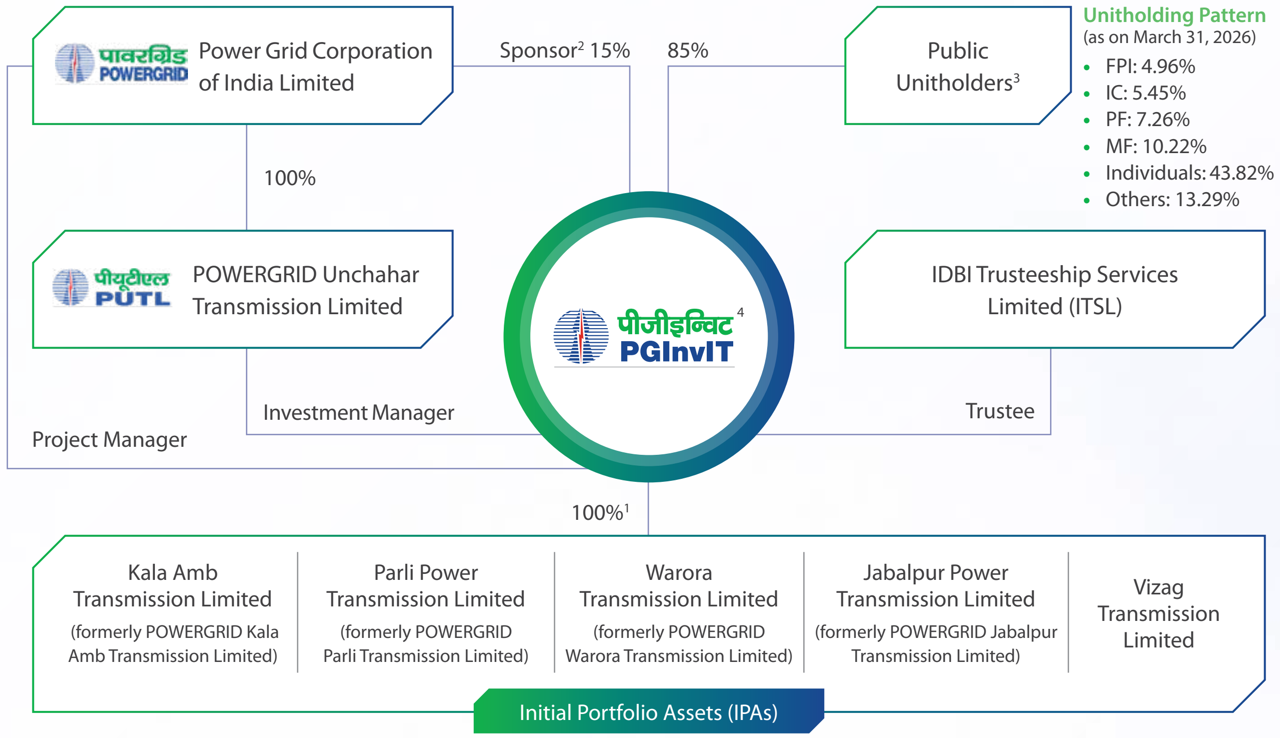
5.00%
Net borrowing ratio

AAA Rated
Credit ratings from ICRA, CARE and CRISIL

26+ years
Average residual life of Transmission Service Agreements (TSAs)

>98% availability
Maintained since commercial operations (DOCO)

Our Structure



Note:

1. 74% stake acquired at the time of IPO (May 2021). Balance 26% of Vizag Transmission Limited acquired in March 2022 and Balance 26% of Kala Amb Transmission Limited, Parli Power Transmission Limited, Warora Transmission Limited and Jabalpur Power Transmission Limited acquired in Dec 2024
2. Holds 136.5 mn units
3. Holds 773.5 mn units
4. Total 910 mn units

FPI-Foreign Portfolio Investor; IC- Insurance Companies.; PF- Pension Fund/Provident Fund; MF- Mutual Funds

Our operating model

The InvIT, along with its SPVs, shall distribute at least 90% of the distributable income to its unitholders. First distribution out of the NDCF computed for a financial year should be minimum 90% as mandated. Thereafter, Minimum distribution requirement should be met on a cumulative basis for the subsequent distributions out of the NDCF for such financial year.

Investor trust and support

The continued support of high-quality institutional investors underscores the strength of our platform. As of March 31, 2026, leading pension funds, infrastructure specialists, insurers, and mutual funds held a significant portion of our units, reaffirming their confidence in our operating model and predictable cash flows. Our Sponsor continues to hold 15% units of PGInvIT even after expiry of lock-in period and the same underscores its commitment to our long-term success and stability, enhancing investor confidence in our operational and financial governance.

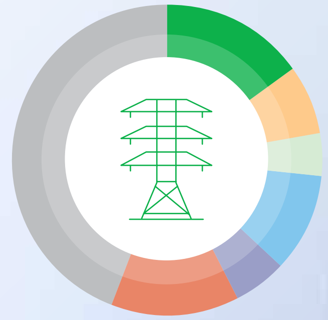
Marquee Institutional Investors

NPS Trust	ACKO General Insurance
HDFC Mutual Fund	Ageas Federal Life Insurance
ICICI Prudential Mutual Fund	Renaissance Asset Management Company
ICICI Lombard General Insurance	Axis Max Life Insurance Limited
Vanguard	

Unitholding pattern

(Total outstanding units: 910 million)

(As on March 31, 2026)



Sponsor **15.00%**

Pension and Provident Funds **7.26%**

Foreign Portfolio Investors **4.96%**

Mutual Fund **10.22%**

Insurance Companies **5.45%**

Others **13.29%**

Individuals **43.82%**

Key Stakeholders

Backed by Experienced and Aligned Stakeholders

PGInvIT's strength lies in the ecosystem of institutions that govern, manage and oversee our operations. Each entity brings deep-rooted expertise whether in power transmission, strategic asset management, or regulatory compliance. Together, they anchor our commitment to operational discipline, financial prudence, and long-term value creation for our Unitholders.

Sponsor & Project Manager

पावरग्रिड POWERGRID | POWER GRID CORPORATION OF INDIA LIMITED

POWERGRID - Our Strategic Backbone

Our Sponsor and Project Manager, POWERGRID, is a Maharatna CPSE under the Ministry of Power and one of the world's largest power transmission utilities. Listed on both NSE and BSE, POWERGRID manages the entire value chain of transmission projects, from financing to construction, operations, and lifecycle management. Its strong in-house engineering capabilities and global consultancy footprint across 25+ countries further reinforce the stability and reliability of PGInvIT's platform.

Through its leadership, technical acumen, and extensive experience in executing and managing transmission assets, POWERGRID provides us with operational clarity, regulatory expertise, and sustained support in delivering predictable performance across our portfolio.

POWERGRID at a Glance

Largest[1]
transmission utility in India

51.34%[2]
Government of India shareholding

Featured on
NSE 50, BSE Sensex, and key ESG indices

'Excellent'[2]
MoU rating since FY 1993-94

~84%
share in India's cumulative inter-regional power transfer capacity

[1]In transmission assets, network length and revenue (as per Q4 FY 2025-26 investor presentation of POWERGRID)
[2]As per POWERGRID Q4 FY 2025-26 Investor Presentation

Accreditations Demonstrating Excellence

POWERGRID operates under a suite of globally-accredited management systems, ensuring that PGInvIT benefits from best-in-class quality, governance, and safety practices.

PAS 99:2012 Integrated Management System	**ISO 14001:2015** Environmental Management System	**SA 8000:2014** Social Accountability System
ISO 27001:2013 Information Security and Management System	**ISO 9001:2015** Quality Management System	**ISO 45001:2018** Occupational Health and Safety Management System
ISO 50001:2018 Energy Management System	**ISO 37001:2016** Anti-Bribery Management Systems	**ISO 55001:2014** Asset Management Systems

Source: www.powergrid.in

POWERGRID's Operational Progress

1,84,960 ckm
1,584 transmission lines

6,24,016 MVA
291 substations

₹37,000 crore
FY 2026-27 Capex plan

₹~1.7 Lakh crore
Works in hand#

#Including CWP of ₹ 47,980 crore

99.84%
Transmission system availability in FY26

34+ years
Experience in development and O&M of transmission systems

Net Zero by 2047
Long-term organisational commitment

Roles & Responsibilities of POWERGRID

As Sponsor

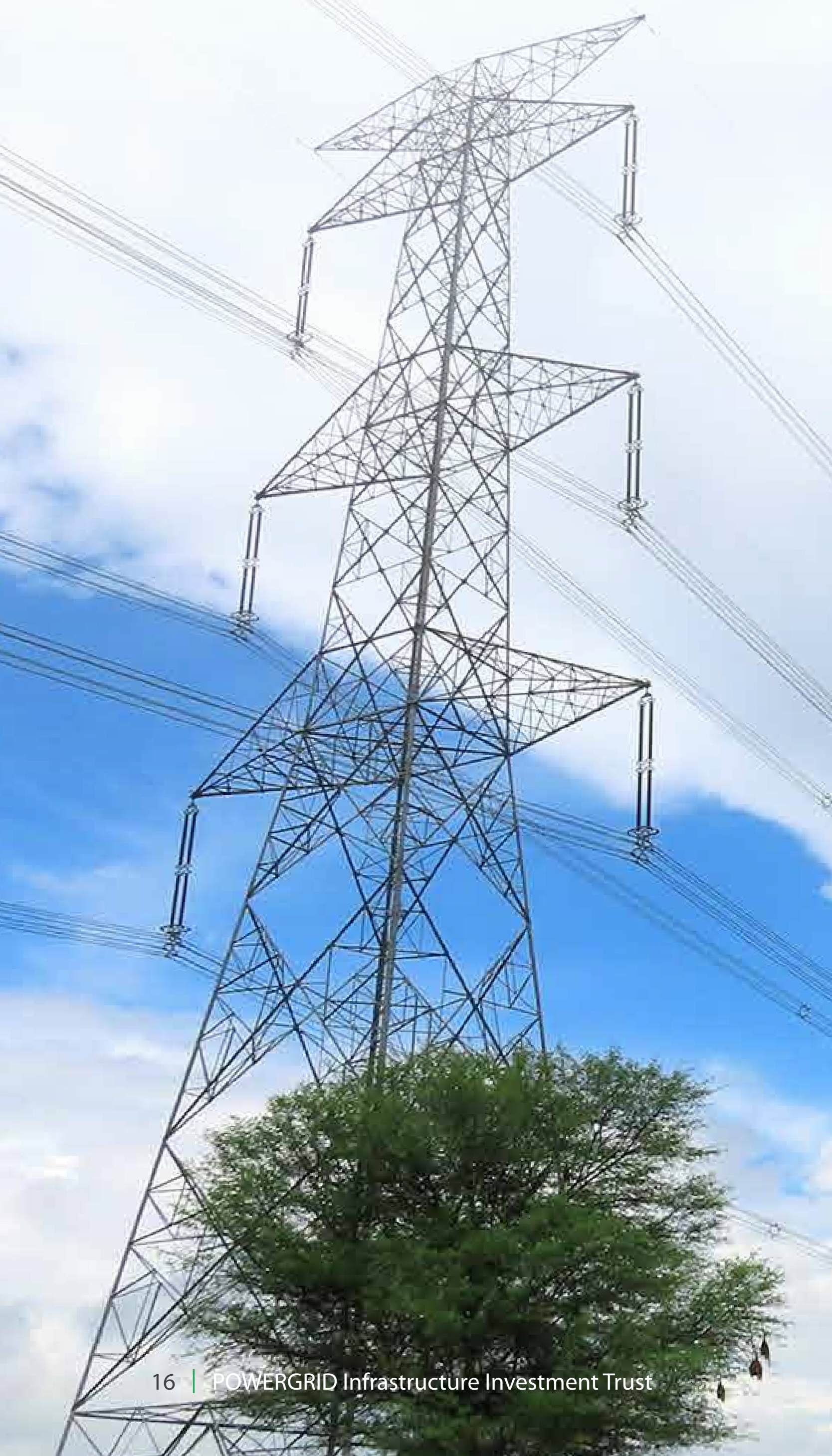
- Incorporates and establishes the InvIT
- Executes the Trust Deed in partnership with the Trustee

As Project Manager

- Undertakes full-scope operation, maintenance, and management of PGInvIT assets
- Leads implementation, development, and preventive maintenance of IPAs
- Provides tools, plants, engineering support, regulatory guidance, procurement, and administrative services
- Carries out breakdown restoration works as required
- Deploys emergency restoration systems subject to availability
- Ensures adherence to applicable standards and regulatory norms
- Maintains safe operations and upholds responsible, sustainable work practices

Notes:

- *Responsibilities listed are indicative and subject to InvIT Regulations*
- *No change in Sponsor or Project Manager occurred during the reporting period*



Investment Manager

POWERGRID Unchahar Transmission Limited (PUTL)

A wholly-owned subsidiary of POWERGRID, PUTL serves as the Investment Manager of PGInvIT. Active in the transmission sector since FY 2013-14, PUTL owns and manages 106.74 ckm of TBCB-based lines and has maintained a strong operational and financial track record.

Core Responsibilities

- Enters into and oversees the Investment Management Agreement
- Manages the Trust and its initial portfolio assets
- Drives strategic decisions related to acquisitions, divestments, and asset optimisation
- Coordinates closely with the Trustee on regulatory and operational matters
- Ensures prudent governance, accurate record-keeping, and timely audits
- Acts in the best interest of Unitholders at all times

Notes:

- *No change in the Investment Manager during FY26*
- *No erosion in the Investment Manager's net worth during the reporting period*

Trustee

IDBI Trusteeship Services Limited (ITSL)

ITSL, promoted by IDBI Bank, LIC, and GIC, acts as the Trustee of PGInvIT. A SEBI-registered debenture trustee, ITSL has a well-established presence in providing trusteeship services to corporates, institutions, and financial entities across India and abroad.

Key Responsibilities

- Executes the Trust Deed with the Sponsor
- Ensures compliance with SEBI InvIT Regulations and investment policies
- Appoints the Investment and Project Managers as mandated under applicable rules
- Monitors performance and activities of the appointed managers
- Provides necessary disclosures and information to SEBI and stock exchanges

Notes:

- *No change in the Trustee during FY26*

Roles and responsibilities are indicative and aligned with applicable InvIT Regulations

Strengths

Consistency, Capability and Confidence Driving Long-Term Value

Proven promoter expertise

POWERGRID, our Sponsor and Project Manager, continues to anchor PGInvIT with over 34+ years of proven leadership in transmission. Its Maharatna standing provides the strategic latitude and financial strength required to build and operate world-class transmission infrastructure aligned with India's long-term electricity goals.

Benefit to PGInvIT

- Access to POWERGRID's deep operational and technical expertise built over three decades
- Reliable performance across the Initial Portfolio Assets through disciplined project management
- Strong institutional support ensuring operational stability
- Foundation for sustained value creation and future growth

Impact

34+ years

of specialised transmission expertise brought in by POWERGRID

Cash flow stability

PGInvIT's revenue model is underpinned by availability-based payments, long-term TSAs, and secure payment frameworks, ensuring predictable and low-risk cash flows across market cycles.

Benefit to PGInvIT

- 35-year TSAs provide long-term visibility and revenue assurance
- Incentive opportunities for outperforming availability thresholds enhance cash flow potential
- Enables steady and sustainable distributions to Unitholders

Impact

26+ years

Average remaining TSA life, offering robust cash flow visibility

Robust balance sheet

Our conservative financial strategy, characterised by low leverage and a strong credit profile, ensures fiscal resilience while retaining the capacity to pursue disciplined, acquisition-led expansion.

Benefit to PGInvIT

- Supports judicious growth through selective, debt-efficient acquisition opportunities
- Strengthens financial stability and cushions against sectoral volatilities
- Continues to support long-term, stable returns to Unitholders

Impact

AAA

Credit rating from ICRA, CARE, CRISIL

Capitalising on sectoral opportunities

A favourable policy landscape and a strong pipeline of assets outlined under the Transmission Plans published by CEA position PGInvIT as a trusted platform to participate in the next decade of India's transmission growth.

Benefit to PGInvIT

- Readily available option to States for transmission asset monetisation
- Strong alignment with India's power sector expansion roadmap
- Reinforcement of an acquisition-driven growth strategy

Impact

₹ 7.93 trillion

Transmission plan for integration of 900 GW non-fossil fuel capacity by 2035-36

Operational excellence

Our Project Manager continues to drive best-in-class asset performance through a sharp focus on availability, asset health, and prudent O&M governance, resulting in stable, superior outcomes across the portfolio.

Benefit to PGInvIT

- Sustained availability across all assets
- Stable revenue generation supported by performance-linked incentives
- Reduced operating risks and optimised cost structures

Impact

98%+

Portfolio-wide availability since commercial operations

Experienced investment manager

PUTL, our Investment Manager, brings strong sectoral insights and governance discipline, ensuring that all decisions, from asset operations to capital allocation, remain aligned with PGInvIT's long-term objectives.

Benefit to PGInvIT

- Data-driven asset management and investment decision-making
- Robust Corporate Governance framework covering:
  - Related-party transactions
  - Risk management and oversight
  - Borrowings and distributions
- Transparent, ethical, and accountable business conduct

Impact

25+ years

Average team experience of the Investment Manager

Leadership

Our Torchbearers leading the way

Board of Directors

SHRI NAVEEN SRIVASTAVA

Non-Executive (Non-Independent) Director and Chairman

Shri Naveen Srivastava holds a B Tech (Hons) Degree in Electrical Engineering from the National Institute of Technology (NIT), Durgapur. He has also done Harvard Manage Mentor (Management) from Harvard Business School and various Management certificate courses from ISB Hyderabad, MDI Gurgaon and XLRI Jamshedpur. He is currently Director (Operations) in POWERGRID. In his earlier roles, he was Executive Director of Northern Region-III in POWERGRID. He has also served as Executive Director of the North Eastern Region and North Eastern Region Power System Improvement Project ("NERPSIP") in POWERGRID. Shri Naveen Srivastava has around 36 years of experience in power sector and he has worked in various capacities in EHV substations and Transmission lines both in Operations and Maintenance, Construction activities, Commercial, Engineering, Planning & Monitoring, etc. He has been instrumental towards execution of prestigious projects like NERPSIP, underground cabling of Kashi, first 765kV Pooling Substation at Bilaspur etc. Additionally, he is also the Chairman of CIGRE National Study Committee A2 on Power Transformers & Reactors from India. He has been awarded with "McKeown Award for Individual Achievement" for his outstanding contributions to the Power Transmission Sector at the IAM Global Asset Management Excellence Award 2026, Outstanding leadership in Asset Management award - 2025" by The Institute of Asset Management, India (IAM), Distinguished Alumnus Award (DAA) 2024-25" by National Institute of Technology, Durgapur, Operations Leadership Award at 12th Governance Now PSU Awards 2026 and Digital Transformation Leader Award at 11th India PSU IT Awards 2026 for his exemplary and distinguished contributions to industry and corporate leadership. He is also an esteemed speaker at national and international conferences, statutory bodies, and industry leadership panels, contributing to the advancement of power transmission through innovation, sustainability, and digital excellence.

DR. ANUPAM ARORA

Independent Director (w.e.f. May 19, 2025)

Dr. Anupam Arora is a physicist. His academic qualifications are M.Sc. (Physics), M.Phil. (Physics), Ph.D. (Nuclear Physics). He has a vast experience of 36 years in teaching and research. He joined S.D. Post Graduate College, Panipat, Haryana in 1990. Later, he became Principal of the College in 2012 and continues to hold this position. He has remained member of many important university-level and state-level bodies. At present, he is a member of Haryana State Higher Education Council and also a member of Court of Gurugram University, Gurugram. As a senior academician, he continues with innovation and experiment for a holistic education environment.

SHRI SANJAY SHARMA

Non-Executive (Non-Independent) Director

Shri Sanjay Sharma is B.Tech (Electrical) from Govind Ballabh Pant University of Agriculture and Technology, Pantnagar, Uttarakhand. He carries more than 33 years of experience in the areas of corporate planning and strategy, infrastructure investment trust, funding, capital market issuances, investor relations, telecom, commercial and regulatory affairs, and contracts management. He was associated with PGInvIT since inception and has served as its Chief Executive Officer ("CEO") and also as CEO of POWERGRID Teleservices Limited, a wholly-owned subsidiary of POWERGRID, operating in telecommunications business, in the past.

He is currently serving as Executive Director (Corporate Planning) in POWERGRID.

SHRI AMIT GARG

Non-Executive (Non-Independent) Director

Shri Amit Garg is B.Com. graduate from Delhi University and has post graduate diploma in business management from the Institute of Integrated Learning in Management, New Delhi. He carries over 29 years of experience in corporate accounts, corporate banking, investment appraisals, financial concurrence, formulation of capital budgets, resource mobilisation, commercial finance, consultancy, tariff-based bidding and enterprise resource planning. He was associated with PGInvIT since inception and served as its Chief Financial Officer ("CFO") till October 07, 2024. He is currently serving as Chief General Manager in POWERGRID.

Management Team

SHRI K. NAGRAJ BHAT

Chief Executive Officer (w.e.f. June 23, 2026)

Shri K. Nagraj Bhat holds a Bachelor's degree in Electrical Engineering from Shri Govind Ram Sekesaria Institute of Technology, Indore and MBA in Finance & Marketing from Nagpur University. Has joined POWERGRID in 1993 as First batch EET and has more than 30 years of experience in the power transmission sector. He has contributed extensively across diverse domains including Commercial, Operation & Maintenance of Substations, Project Implementation & Project Monitoring, Corporate Planning, Contracts & Materials, transmission planning and CSR. Among performing other successful key roles in organisation during his tenure since 1993, he has successfully accomplished arranging Multilateral Financing for POWERGRID from ADB, World Bank, KfW etc., strategic planning with Five year and Annual plan of the POWERGRID and has successfully commissioned various Power Transmission Projects. In his recent assignment, he was involved in developing trained manpower resources for Power Transmission Sector under CSR Initiative of POWERGRID to meet the ambitious target of GoI for developing Power Transmission Infrastructure in next 5 years.

SMT. NEELA DAS

Chief Executive Officer (ceased as CEO w.e.f. June 15, 2026)

Smt. Neela Das holds a Bachelor's degree in Electrical Engineering from the Indian Institute of Engineering Science and Technology (IIEST), Shibpur (erstwhile Bengal Engineering College, Shibpur). With over 35 years of experience in the power transmission sector, she has contributed extensively across diverse domains including Operation & Maintenance of Substations, Project Monitoring, Substation Engineering, formation of Joint Venture Company and Business Development. Smt. Neela Das has been associated with POWERGRID since 1991, serving in various key roles throughout her tenure.

CA. GAURAV MALIK

Chief Financial Officer

CA. Gaurav Malik is a Chartered Accountant and an Associate Member of the Institute of Chartered Accountants of India. He holds a B.Com (Honours) degree from Delhi University and an MBA from Sikkim Manipal University. With nearly 25 years of extensive professional experience, he has developed strong expertise in corporate accounting, investment appraisal, financial concurrence, capital and revenue budgeting, resource mobilisation, IPO and FPO management, and commercial finance functions.

Before assuming charge as CFO of PUTL, he served as Deputy General Manager in the Finance Department at POWERGRID.

SHRI SHWETANK KUMAR

Company Secretary & Compliance Officer

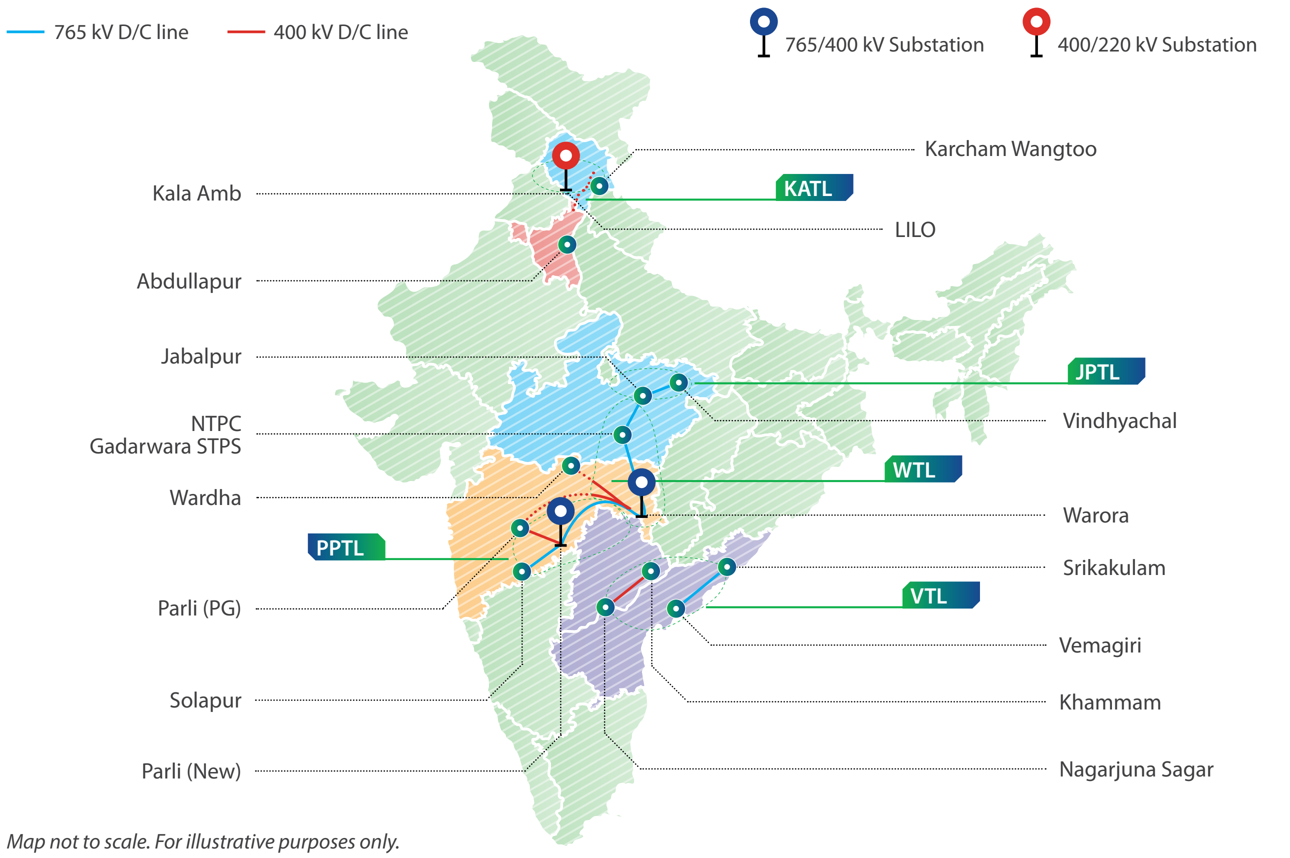
Shri Shwetank Kumar is an Associate Member of the Institute of Company Secretaries of India (ICSI), and holds a B. Com (Honours) degree from Patna University. He is also a law graduate from Delhi University and has also pursued MBA from the Faculty of Management Studies, Delhi University. He has over 21 years of experience in Secretarial and Compliance functions including compliances under the Companies Act, 2013 and Listing Regulations, Corporate Governance, conducting Postal Ballot activities, and capital market transactions such as IPOs, FPOs, bonus issues, bonds etc. Prior to assuming the charge as Company Secretary of PUTL and Compliance Officer of PGInvIT, he was Deputy General Manager in Company Secretariat department of POWERGRID.

Asset Portfolio

Our Assets

Built on Robust Asset Portfolio

Our portfolio comprises five strategically located transmission assets originally developed by POWERGRID under the Tariff-Based Competitive Bidding (TBCB) framework. Spanning five states, these assets form an essential part of India's national transmission backbone – strengthening grid reliability, enabling smoother power flow, and supporting the integration of diverse generation sources into the national network.



Map not to scale. For illustrative purposes only.

Highlights of our assets

SPV	Vizag Transmission Limited	Kala Amb Transmission Limited	Parli Power Transmission Limited	Warora Transmission Limited	Jabalpur Power Transmission Limited
Location	Andhra Pradesh and Telangana	Himachal Pradesh	Maharashtra	Madhya Pradesh and Maharashtra	Madhya Pradesh
Line Length (ckm)	956.84	2.47	966.12	1,028.11	745.05
Transformation Capacity (MVA)	0	630	3,000	3,000	0
Remaining TSA Life (years)#	25.83	26.28	27.18	27.28	27.75
Gross Block (₹ million)	13,098	3,712	19,291	23,568	16,341
FY 2025-26 Revenue (₹ million)	2,196	657	3,354	3,738	2,635
% Contribution to FY 2025-26 Revenue	17%	5%	27%	30%	21%

#*as on March 31, 2026*

Vizag Transmission Limited

Project details

Transmission system for strengthening the Southern Region of India to import power from the Eastern Region. The total transmission line length is 956.84 ckm. The assets include:

- 765 kV D/C transmission line (668 ckm) from Srikakulam to Vemagiri, Andhra Pradesh
- 400 kV D/C transmission line (288.84 ckm) from Khammam (Telangana) to Nagarjuna Sagar (Andhra Pradesh)

Project milestones

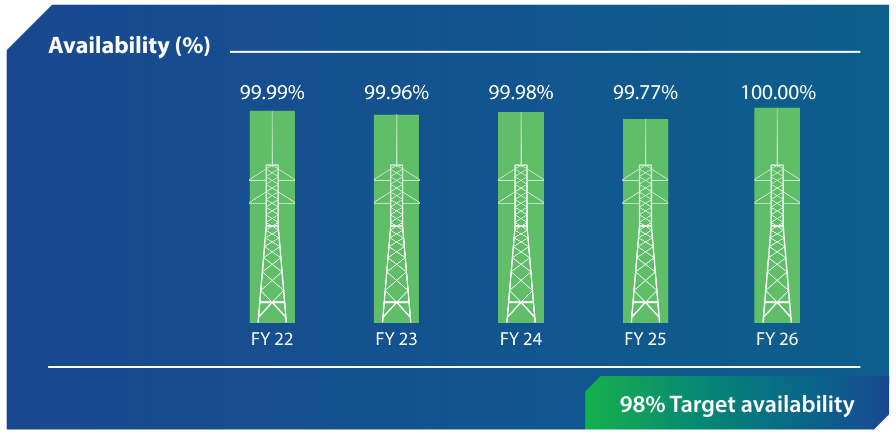
- **Incorporation date:** November 30, 2011
- **TSA date:** May 14, 2013
- **Transmission licence issue date:** January 8, 2014
- **Commercial operation date:** February 1, 2017

956.84 ckm
Length of transmission lines

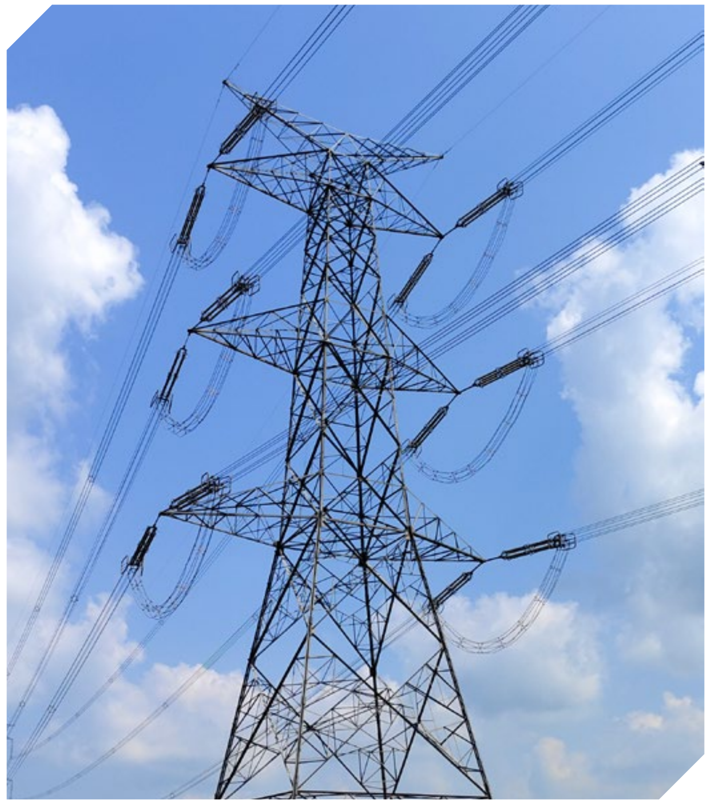
25.83 years
Remaining TSA tenure as on March 31, 2026

100.00 %#
Availability in FY 2025-26

#*VTL availability includes shutdown of 96 hours due to third-party diversion works.*



Kala Amb Transmission Limited



Project details

Transmission system for Northern Region System Strengthening Scheme NRSS-XXXI (Part A), including:

- 2.47 ckm of transmission line (LILO of 400 kV D/C Karcham Wangtoo-Abdullapur line at Kala Amb substation)
- 630 MVA, 420/220 kV GIS substation at Kala Amb
- 40% series compensation on 400 kV D/C line from Karcham Wangtoo to Kala Amb

Project milestones

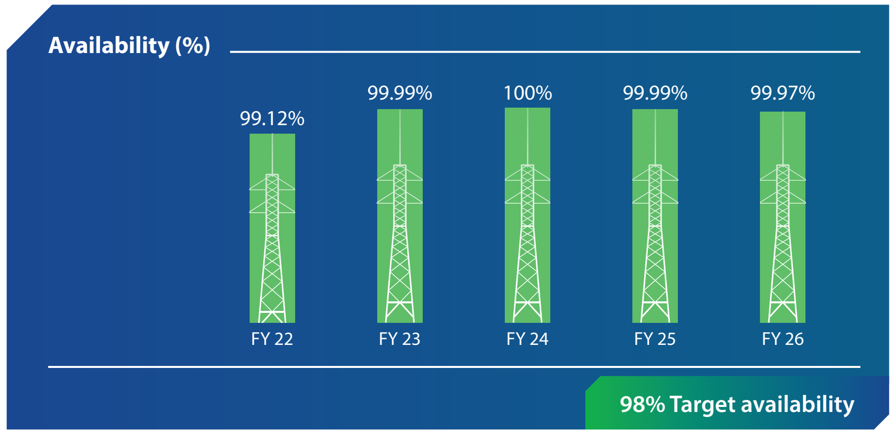
- Incorporation date: July 29, 2013
- TSA date: January 2, 2014
- Transmission licence issue date: September 4, 2014
- Commercial operation date: July 12, 2017

2.47 ckm
Length of transmission lines

630 MVA
Substation capacity

26.28 years
Remaining TSA tenure as on March 31, 2026

99.97%
Availability in FY 2025-26



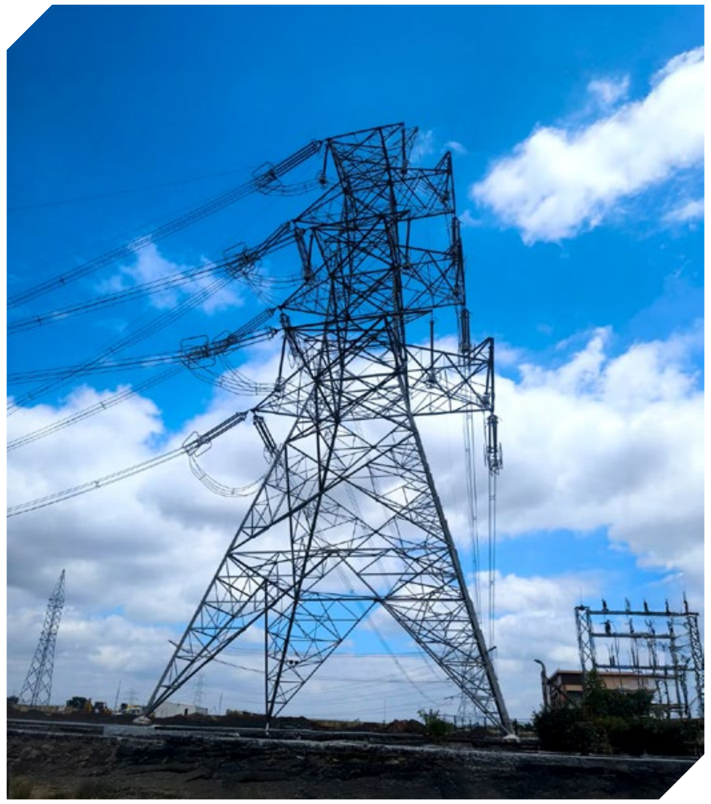
RTM project

- 125 MVAR, 420 kV Bus Reactor

Project milestones

- Transmission licence issue date: March 22, 2022
- Commercial operation date: February 5, 2024

Parli Power Transmission Limited



Project details

Transmission system associated with Gadarwara STPS (2x800 MW) of NTPC (Part-B).

The assets include:

- 966.12 ckm of transmission lines and 3,000 MVA 765/400 kV substation in Parli
- 765 kV D/C line (693.70 ckm) from Warora (Maharashtra) to Parli (Maharashtra)
- 765 kV D/C line (235.92 ckm) from Parli (Maharashtra) to Solapur (Maharashtra)
- 400 kV D/C line (36.50 ckm) from Parli (New) to Parli (PG) in Maharashtra

Project milestones

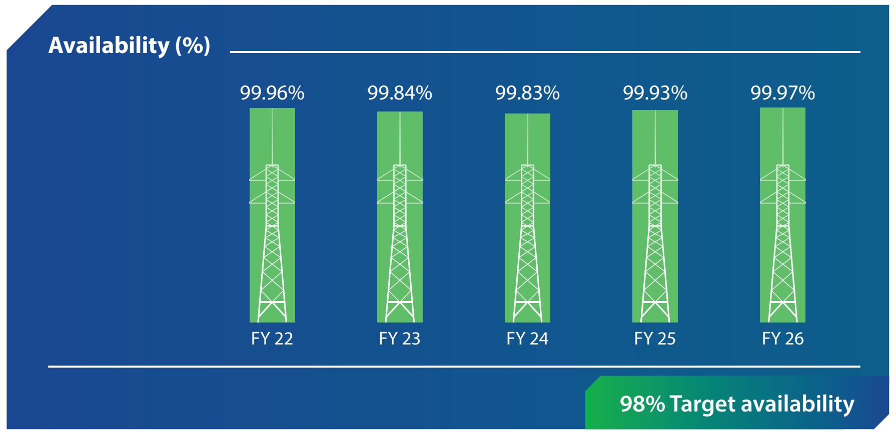
- Incorporation date: July 30, 2014
- TSA date: February 9, 2015
- Transmission licence issue date: July 10, 2015
- Commercial operation date: June 4, 2018

966.12 ckm
Length of transmission lines

3,000 MVA
Substation capacity

27.18 years
Remaining TSA tenure as on March 31, 2026

99.97%
Availability in FY 2025-26



RTM project

- 400 kV line bay at 765/400 kV Parli (New) Substation for Renewable Energy ("RE") Interconnection

Project Milestones

- Transmission licence issue date: July 15, 2024
- Completion date: December 31, 2025

Warora Transmission Limited

Project details

Transmission system associated with Gadarwara STPS (2x800 MW) of NTPC (Part-A), including:

- 1,028.11 ckm of transmission lines and 765/400 kV substation with 3,000 MVA capacity in Warora, Maharashtra
- 765 kV D/C transmission line (204.47 ckm) from Gadarwara to Jabalpur (Madhya Pradesh) (Including interim arrangement)
- 765 kV D/C transmission line (627.35 ckm) from Gadarwara, Madhya Pradesh to Warora, Maharashtra
- Two 400 kV D/C transmission lines comprising LILO of both circuits of 400 kV D/C Wardha-Parli (PG) line aggregating 196.29 ckm from LILO point of 400 kV D/C Wardha-Parli transmission line to Warora pooling station

Project milestones

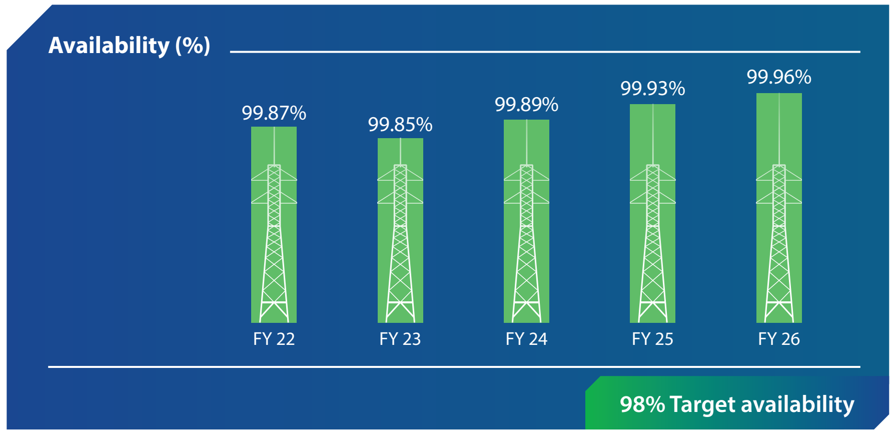
- Incorporation date: August 5, 2014
- TSA date: February 9, 2015
- Transmission licence issue date: August 5, 2015
- Commercial operation date: July 10, 2018

1,028.11 ckm
Length of transmission lines

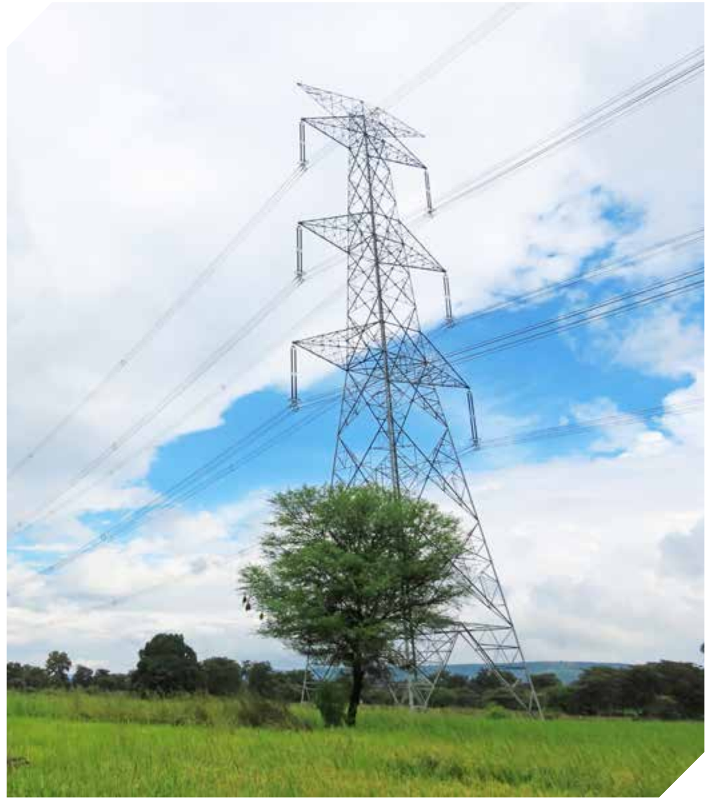
3000 MVA
Transformation capacity

27.28 years
Remaining TSA tenure as on March 31, 2026

99.96%
Availability in FY 2025-26



Jabalpur Power Transmission Limited



Project details

Transmission system strengthening associated with Vindhyachal-V. The asset includes:

- 765 kV D/C transmission line (745.05 ckm) from Vindhyachal to Jabalpur in Madhya Pradesh

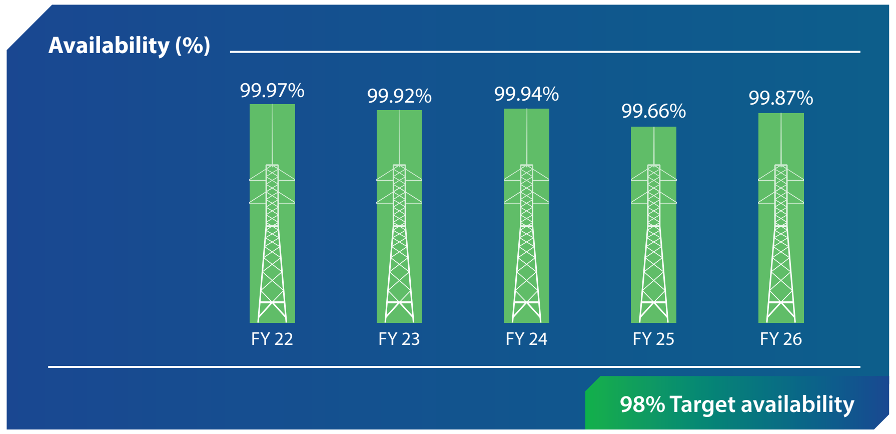
Project milestones

- Incorporation date: August 14, 2014
- TSA date: November 19, 2014
- Transmission licence issue date: June 15, 2015
- Commercial operation date: January 1, 2019

745 ckm
Length of transmission lines

27.75 years
Remaining TSA tenure as on March 31, 2026

99.87%
Availability in FY 2025-26



Performance and Strategy

CEO's Review

Dear Unitholders,

I am pleased to present an update on PGInvIT's performance for FY 2025-26. During the year, we maintained operational consistency and financial strength. This steady performance reflects the resilience of our portfolio, the commitment of our teams, and the expertise of our Project Manager.

During this financial year, assets have consistently achieved availability levels above 98% ensuring full tariff and additional incentives. This strong track record, supported by efficient project management and the adoption of advanced O&M practices and technologies, reinforces our standing as a stable InvIT. We remain committed to delivering predictable returns and long-term value to our unitholders.

Performance Highlights

All five Special Purpose Vehicles (SPVs) exceeded availability benchmarks by maintaining levels above 98%, thereby qualifying for full tariff entitlement under the TBCB framework.

Work of the 400 kV line bay at the 765/400 kV Parli (New) Substation, a renewable interconnection project under the Regulated Tariff Mechanism has been completed by one of our SPVs, PPTL, on December 31, 2025, within scheduled time period.

On the financial front, PGInvIT reported consolidated total income of ₹12,966 million and consolidated EBITDA of ₹12,096 million for FY 2025-26. We continued to distribute over 90% of Net Distributable Cash Flows (NDCF) to unitholders, in line with InvIT Regulations. Since listing in May 2021, we have declared 19 consecutive distributions, totalling ₹58.50 per unit on the issue price of ₹100 per unit, reflecting our focus on consistent and visible returns.

Our debt position remains strong, supporting long-term financial stability. As of March 31, 2026, consolidated external borrowings stood at ₹10,640 million. With a comfortable Net borrowing ratio, we have sufficient headroom to pursue growth opportunities funded through debt. Our AAA credit rating, reaffirmed by leading agencies, highlights our financial discipline and the confidence of our lenders.

Capitalising on Growth Opportunities

PGInvIT continues to focus on expanding its portfolio by pursuing strategic opportunities in the transmission sector. Although acquisition opportunities are currently limited, we expect the environment to improve as more operational transmission assets become available in the coming years. With our AAA rating and access to low-cost capital, we are well positioned to capitalise on these opportunities.

As a growth opportunity, we have given in-principle approval for forming a Consortium with POWERGRID to bid for up to two TBCB projects with aggregate Cost of around ₹ 500 crore. This will be our first attempt to bid for a TBCB project. We also continue to engage with state governments and private developers to promote the monetisation of operational transmission assets.

Gratitude

We extend our sincere gratitude to our unitholders for their continued trust and confidence in PGInvIT. We are proud to have a strong base of over 2.76 lakh unitholders, and your support motivates us to deliver sustainable performance. We also thank our Trustee for their guidance, our Project Manager for operational excellence, and the teams at the Investment Manager and SPVs for their dedication.

> **PGInvIT continues to focus on expanding its portfolio by pursuing strategic opportunities in the transmission sector. Although acquisition opportunities are currently limited, we expect the environment to improve as more operational transmission assets become available in the coming years.**

With solid fundamentals, a clear strategy, and your continued support, we are confident in PGInvIT's ability to navigate future opportunities successfully.

Warm Regards,

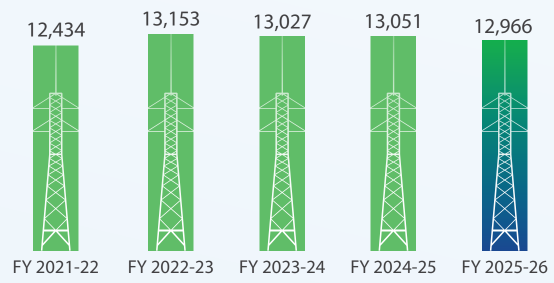
K Nagraj Bhat
Chief Executive Officer

Financial Performance

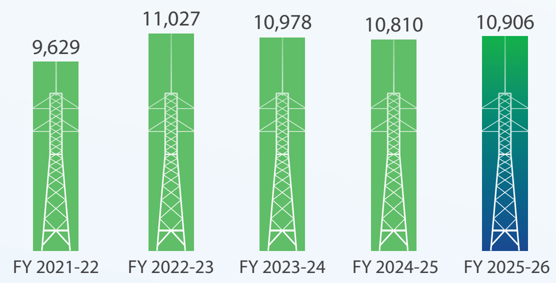
Key Performance Indicators

Performance over the period

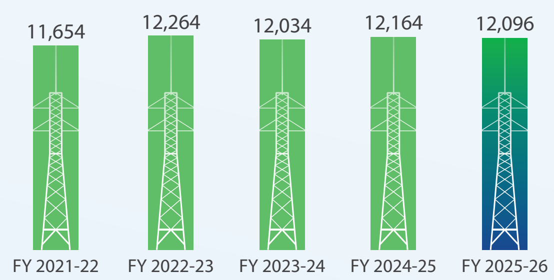
Total Income (₹ million)



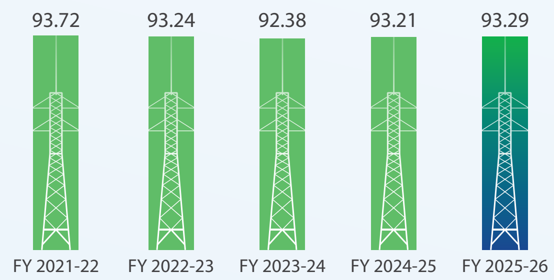
Net distributable cash flows (₹ million)



EBITDA (₹ million)



EBITDA (%)



Prudent financial management

19
Receivable days
(25 days in FY 2024-25)

₹ 10,640 million
Total debt
(₹ 10,723 million in FY 2024-25)

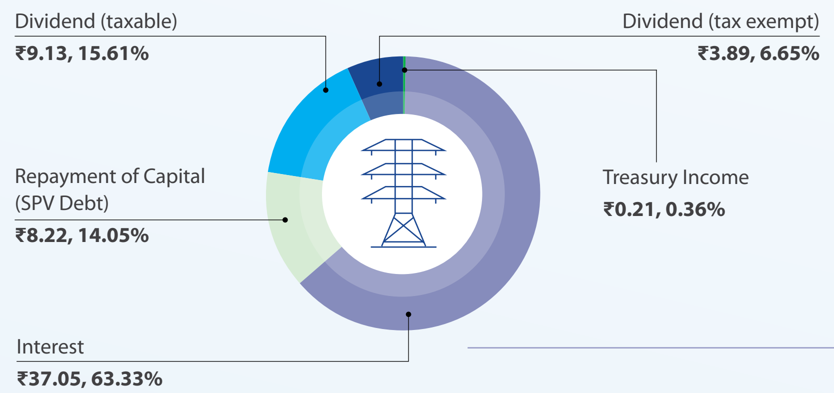
5.00%
Net Borrowing Ratio
(5.14% in FY 2024-25)

Stable and consistent distributions

₹ 53,235 million
Total distribution

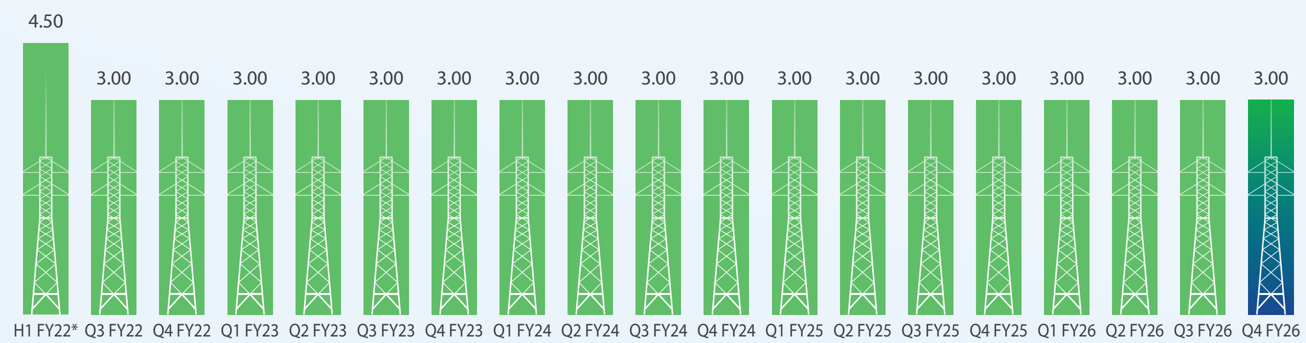
19
Consecutive distributions

Distribution since listing



₹ 58.50
Per unit

Distributions (₹ per unit)

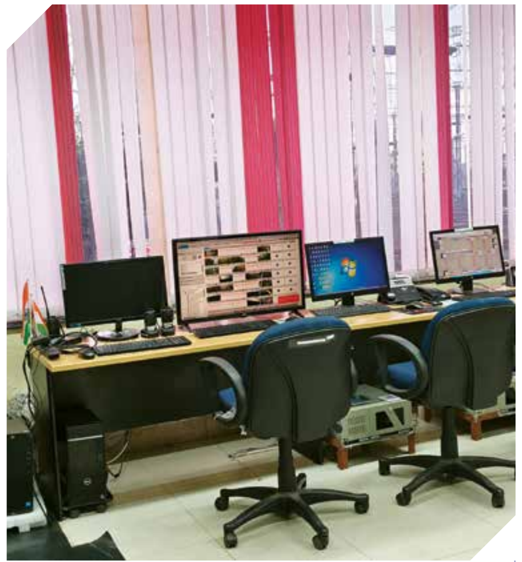


*(*period May 13, 2021 to September 30, 2021)*

Operational Performance

Performance in Action

Through our Project Manager our operational approach is focussed on delivering consistent asset availability through disciplined maintenance, digital integration, and proactive monitoring, ensuring reliability across our portfolio with minimal disruptions.



Strengthening Operational Excellence

We continue to drive operational performance through a combination of preventive practices and technology-led interventions:

Preventive Maintenance:

Structured annual maintenance programmes ensure optimal asset performance and minimise unplanned outages.

OEM Collaboration:

Close coordination with OEMs enables timely technical support and enhances equipment lifecycle management.

Safety & Training:

Regular safety drills and training programmes reinforce a strong safety culture and operational preparedness.

Digital Asset Monitoring:

Deployment of digital applications enables real-time monitoring and assessment of transmission assets, supporting faster and more informed decision-making.

New Initiatives

During the year, our Project Manager has further strengthened operational capabilities through focussed initiatives:

Enhanced Remote Monitoring & Control:

Expanded use of Remote Control Centres for real-time asset visibility, enabling faster fault detection and restoration.

Drone-Based Inspections with AI/ML Analytics:

Adoption of advanced drone surveillance with thermal and visual sensors to improve inspection accuracy, especially in difficult terrains.

Asset Health Indexing:

Implementation of digital tools to monitor transformer and reactor health in real time, enabling predictive maintenance.

Strengthened Cybersecurity Framework:

Establishment of a 24x7 Security Operations Centre, along with advanced systems such as intrusion detection, network segregation, and multi-factor authentication to safeguard critical infrastructure.

Various O&M activities at site

Project Completion

In line with the approval granted by the Central Transmission Utility of India Limited CTUIL, PPTL successfully implemented a 400 kV line bay at the 765/400 kV Parli (New) Substation for RE interconnection under the Regulated Tariff Mechanism ("Project"). The Project was completed in December 2025. PPTL maintained rigorous oversight of project progress throughout its execution.

The collaborative efforts of all stakeholders underscore a strong commitment to completing the Project within the approved timeline.

Opportunity Landscape

Navigating the Possibilities

India's evolving energy landscape is characterised by a sustained increase in power demand, a significant shift towards renewable energy, and a strong policy focus on infrastructure development. Central to this transformation is the transmission sector, which facilitates the efficient flow of electricity across geographies and technologies, ensuring system stability and operational resilience. As the generation mix becomes more diversified and demand centres more dispersed, the need for a well-planned, future-ready grid has become increasingly vital. Transmission infrastructure forms the backbone of a reliable power system, enabling effective integration of supply and demand while accommodating emerging challenges such as renewable intermittency, decentralised generation, and regional interconnectivity. In this context, we are well-positioned to operate and expand within a sector that offers long-term visibility, regulatory clarity, and sustained investment momentum.

Sectoral Growth and Investment Tailwinds

"India's transmission sector continues to witness policy-backed expansion driven by coordinated planning and regulatory support. The Transmission Plan for Integration of 900GW non-fossil fuel capacity by 2035-36" and "Master plan for evacuation of power from hydroelectric plants in Brahmaputra basin upto 2035" provides a credible roadmap for asset growth, ensuring transmission development keeps pace with generation capacity addition. For asset owners, this translates into a steady pipeline of projects and long-term visibility.

₹ 7.93 trillion

Transmission Plan for Integration of 900GW non-fossil fuel capacity by 2035-36

₹ 1.91 trillion

master plan for evacuation of power from hydroelectric plants in Brahmaputra basin up to 2035-36

84

ISTS Projects under implementation

459 GW

Projected peak electricity demand would be in 2035-36

Accelerating the Energy Transition

Country's ambition to increase the clean energy adoption is recalibrating transmission priorities. Dedicated green corridors, hybrid project evacuation lines, and real-time balancing infrastructure are being built to enable higher renewable penetration. PGInvIT, with its operational ISTS assets, is strategically aligned to this transition – offering transmission capacity that is both clean-energy compatible and revenue-secure.

94 GW

Projected PSP installed capacity by 2035-36

80 GW

Battery energy storage capacity by 2035-36

Source : CEA Reports

Enhancing National and Regional Connectivity

Seamless connectivity across regions and neighbouring countries is vital to ensure system reliability and optimal resource use. The growing emphasis on regional power trade and grid integration offers new opportunities for transmission platforms to support high-capacity corridors and interconnection projects.

1,121 GW

projected installed capacity by 2035-36

786 GW

Projected non-fossil fuel-based installed capacity by 2035-36

Technology as an Enabler of Efficiency and Resilience

Technological innovation is transforming how transmission assets are built, monitored, and maintained. With digital substations, UAV-based line surveys, and grid-forming inverters becoming more common, the grid is not only expanding – it is becoming smarter. such advancements enhance asset longevity, reduce operational risks, and improve service reliability.

Key highlights

- Adoption of compact tower designs, digital substations, insulated cross arm, Mobile Gas Insulated Switchgear, and HTLS conductors gaining pace
- Cybersecurity and automation being mainstreamed across critical transmission assets

Strategy

Our Strategic Positioning

We focus on operational strength, disciplined growth, and capital efficiency to deliver consistent returns. With seamless integration of assets, strong governance, and a resilient financial foundation, we're well positioned to scale sustainably in a dynamic energy landscape.

#1 Strategic priority

Operational efficiency

- Operate and maintain transmission assets with high availability
- Enhance uptime and reduce costs through advanced asset management tools
- Follow robust governance, Environment, Health and Safety (EHS), and operational practices
- Strengthen workforce productivity through focussed well-being and skilling

Impact

Enhanced operational efficiency and performance, leading to increased incentive revenues, optimised operating costs, extended asset life, and improved capital expenditure efficiency.

#2 Strategic priority

Growth and revenue diversification

- Lead as a trusted platform for asset monetisation and acquisitions
- Pursue growth via private transmission sector monetisation and state disinvestment opportunities
- Diversify revenue sources to non-transmission sources by leasing optical ground wire and transmission towers
- Bid for TBCB projects of about ₹ 500 crore as a Consortium with POWERGRID

Impact

Increased long-term, regular, and predictable cash flows, resulting in enhanced returns to unitholders.

#3 Strategic priority

Capital discipline

- Maintain a diverse portfolio of transmission assets with optimal capital structure
- Leverage multiple funding avenues for cost-effective financing

Impact

Optimised cost of capital, strengthened balance sheet, and diversified funding options to support financial resilience.

Competitive Edge

Our Differentiating Factors that Keep us Ahead

PGInvIT is positioned to grow with India's expanding transmission sector. Supportive government policies and a strong Sponsor relationship enable us to operate, maintain, and invest efficiently in power transmission assets. Our low leverage and investment-ready structure make us a credible platform for value-driven growth.

Poised to seize evolving opportunities

Investment-ready platform

- Acts as a preferred vehicle for asset monetisation, offering faster execution timelines
- Optimised capital structure ensures agility in capturing growth opportunities

Strong financial foundation

- Clear cash flow visibility
- As of March 2026, consolidated net borrowings stood well below the regulatory cap
- Minimal net debt-to-AUM ratio offers headroom for competitive, debt-led acquisitions

Trusted by investors

- Backed by India's leading transmission utility, with strong institutional investor trust
- Participation from global pension funds, insurers, and domestic investors

Outlook

Pursuing Strategic Acquisition Opportunities

While the near-term availability of operational transmission assets from private developers remains measured, sustained investments across the power transmission ecosystem are expected to steadily strengthen the acquisition pipeline. In parallel, Government initiatives encouraging the monetisation of state-owned transmission assets are likely to further expand PGInvIT's opportunity landscape.

In line with this strategic direction, POWERGRID and PGInvIT have agreed to form a consortium, pursuant to the in-principle approvals granted by the Boards of POWERGRID and PUTL, the Investment Manager to PGInvIT. Under this arrangement, POWERGRID will act as the Lead Partner, while PGInvIT will participate as the Other Partner through a holding company or any other permissible structure under applicable regulations. The consortium proposes to participate in up to two Tariff-Based Competitive Bidding (TBCB) projects, with a combined estimated project cost of approximately ₹500 crore.

Going forward, all acquisition and investment opportunities will continue to be evaluated through a disciplined framework encompassing operational performance, regulatory compliance, governance alignment, long-term strategic fit, and sustainable value creation for unitholders.

Environmental Social, and Governance Performance

Environmental

Sustainability Embedded in Every Operation

We continue to strengthen our environmental approach by embedding sustainability into everyday operations. Our focus remains on improving efficiency, reducing emissions, and managing natural resources responsibly, ensuring long-term resilience across our assets.

Emissions Management

Scope 1 emissions arise from fuel usage in vehicles, diesel generators and lifts, along with fugitive emissions such as SF_6 and refrigerant leakages, and a minor share from CO_2-based fire extinguishers.

We manage these through regular monitoring, preventive maintenance, and in FY 2025-26, the total Scope 1 Emissions stood at 4 tCO_2 eq.

Energy Efficiency

Optimising energy consumption remains a key priority. We continuously monitor electricity usage across our infrastructure and implement efficiency measures, such as the adoption of LED lighting across offices and operational sites, to reduce overall consumption. In addition, to help neutralise Scope 2 emissions, we are installing rooftop solar systems at select SPVs, which is expected to reduce power procurement from DISCOMs by approximately 30%.

Water Conservation

Water is primarily used for operational and essential needs. To reduce dependence on freshwater, we have implemented rainwater harvesting systems and interconnected open wells at the WTL Warora substation.

These initiatives support groundwater recharge and are being scaled across other locations. Digital flow meters with telemetry enable precise monitoring of groundwater usage.

Waste Management

We follow a disciplined approach to waste management, focussing on minimisation, segregation, recycling, and compliant disposal. All waste streams are handled responsibly to reduce environmental impact.

Biodiversity Initiatives

Tree plantation drives across selected locations focus on native species, supporting biodiversity, enhancing green cover, and contributing to ecological balance. During the year, we've added more than 350 trees.

DG Set Optimisation

DG sets are used selectively for testing and maintained under a structured preventive framework. With access to reliable grid and DISCOM supply, reliance on DG sets remains limited, resulting in minimal emissions.

Health and Safety

Transmission operations involve inherent risks across construction, maintenance, and substation activities. We address these through regular safety training, awareness sessions, and mock drills, including fire evacuation exercises.

First aid kits and essential medical facilities are available across all sites for employees and contract personnel. Ongoing safety reviews, hands-on first aid training, and expert-led drills help strengthen preparedness and reinforce a strong safety culture.

Social

Progress that Includes Everyone

Our people and the communities we operate in remain central to our value creation. The teams managing and maintaining our assets are our most critical strength, and we continue to foster a workplace anchored in trust, efficiency, and purpose.

We invest in continuous capability building through structured training, leadership development, and skill enhancement programme, ensuring our workforce remains agile and future-ready. Our focus on inclusion, well-being, and engagement further supports a high-performing and balanced work environment.

Employee Engagement

We drive engagement through continuous learning initiatives, including training programmes, workshops, and seminars that strengthen both technical and managerial capabilities. Alongside this, our people practices prioritise well-being and encourage participation, fostering a collaborative and inclusive culture.

Celebrating Togetherness

We celebrated Independence Day (August 15, 2025) across our SPVs with flag hoisting, leadership addresses, and cultural programmes. The occasion brought together employees and stakeholders, reflecting a shared spirit of unity and pride.

Corporate Social Responsibility

Our CSR efforts are focussed on improving healthcare access in communities around our operations. Through our SPVs, we support Primary Health Centres (PHCs) by providing essential medical equipment.

PHCs are the first point of care in rural areas, offering services such as check-ups, immunisation, disease management, and referrals, yet often face resource gaps. Our initiatives aim to strengthen their capabilities, improve access to care, and reduce travel burdens for patients.

Governance

Accountability Guiding Every Action

Our governance framework is built on a foundation of ethical leadership, regulatory discipline, and active engagement with our stakeholders. Guided by the Investment Manager and aligned with InvIT Regulations, we uphold the highest standards of transparency, integrity, and accountability across all levels of the organisation.

Ethical oversight

We are committed to full compliance with applicable laws, regulations, and InvIT norms. Our governance structure is reinforced by a comprehensive Code of Conduct, strong insider trading controls, and rigorous Board-level supervision. With a well-diversified and experienced Board, we ensure balanced perspectives and informed decision-making that supports sustainable value creation.

Stakeholder engagement

We prioritise meaningful, consistent engagement with our diverse unitholder community – spanning institutional and retail investors, both domestic and international. Through timely disclosures, open communication, and a focus on clarity, we foster trust, promote transparency, and strengthen long-term alignment with all stakeholders.

Unitholder engagement highlights

Key expectations	Engagement channels	Focus areas	Support initiatives
• Steady returns and value creation • Transparent, ethical operations • Growth through disciplined acquisitions • Timely, accurate disclosures	• Investor presentations and post-earnings calls • Corporate announcements and media updates • Annual and half-yearly reports • Website, email, and grievance redressal • Annual unitholders' meeting	• Financial and asset performance • ESG practices and risk management	• Online access to statements and certificates • FAQs on taxation • Communications on unpaid distributions • Regular prompts to update KYC and bank details

Management Discussion and Analysis

INDIAN ECONOMY

Overview

India remained one of the fastest-growing major economies in FY 2025-26, supported by resilient consumer spending, strong public investment, and policy-led growth. Despite higher US tariffs and geopolitical tensions in West Asia affecting crude oil prices, trade routes, and external demand, India's diversified trade base and strong domestic demand helped sustain economic stability. According to the Second Advance Estimates released by the National Statistical Office (NSO), India's real GDP is estimated to grow by 7.6% in FY 2025-26.

India continues to remain among the world's largest economies and is currently ranked as the sixth-largest economy globally in nominal GDP terms, as per the IMF. Structural reforms such as the Goods and Services Tax (GST), Production Linked Incentive (PLI) schemes and Make in India 2.0 continue to enhance formalisation, improve manufacturing competitiveness and strengthen ease of doing business, while reinforcing India's integration within global supply chains and advancing national priorities such as Aatmanirbhar Bharat. Manufacturing activity also remained robust, with the HSBC India Manufacturing Purchasing Managers Index (PMI) rising to 54.7 in April 2026, supported by healthy domestic demand and higher output levels.

India's Index of Industrial Production (IIP) recorded growth of 4.1% in March 2026, supported by 4.3% growth in the manufacturing sector and 5.5% growth in mining activity, reflecting continued resilience in industrial and infrastructure-led economic activity.

Retail inflation based on Consumer Price Index in April, 2026 reached 3.48%. The RBI has reduced the policy repo rate by 25 basis points to 5.25% in December 2025 with a neutral stance. The reduction in repo rate positively impacted the economy by enhancing credit availability, consumption demand, and encouraging private sector investments.

(Source: Tradingeconomics, Tradingeconomics, MOSPI*)*

Real GDP Growth Table in India

Year	Growth
FY23	7.2%
FY24	8.2%
FY25	7.1%
FY26	7.6% (E)
FY27	6.6% (P)

**P stands for Projected*

**E stands for Estimated*

Source:
https://www.worldbank.org/en/news/press-release/2026/04/09/india-remains-among-the-fastest-growing-economies

India's growth is projected to remain steady, owing to improved household consumption, strong public investment, impacts of tax reform, and lower interest rates. India's GDP growth will moderate but remain healthy at 6.6% in fiscal 2027. Although the recent unrest in West Asia may result in intermittent risks such as volatile crude oil prices and disruptions in global trade routes, their impact on India is expected to be contained by macroeconomic fundamentals, policy agility, and infrastructure-led growth.

The Indian Government has set an ambitious vision, targeting a US$ 30-35 trillion developed economy by 2047. Continued government spending on infrastructure, advancing digital infrastructure and a calibrated monetary stance are expected to support industrial activity and consumption-led sectors.

India's exports are expected to reach $1 trillion in FY 2026-27, supported by the recent trade agreement with the United States and the European Union. The surge is likely to be bolstered owing to the reduction of the US tariff on Indian products from 50% to 18%.

India's Union Budget FY 2026-27 emphasises public investment by raising the capital expenditure (capex) outlay to a record ₹12.2 lakhs crores. This nearly 9% increase from the previous year's estimate of ₹11.2 lakhs crores is intended to sustain economic momentum and fulfil the government's "Viksit Bharat" vision for a developed India. Capital expenditure is prioritised in the budget, with allocations directed towards roads, railways, ports, airports, power transmission and urban infrastructure.

[Source: Careratings, Economic Times Crisil Report, PIB]

Indian Power Industry

India is the third-largest producer and consumer of electricity globally, with a total installed power generation capacity of 532,740 MW as on 31st March 2026. The Indian power sector continues to play a vital role in the country's infrastructure development, supporting economic growth, industrialisation, and improving the quality of life

Owing to structural reforms and sustained investment, the industry has transitioned from a power-deficient position to surplus capacity with improved grid reliability. Capacity additions, grid integration, and policy-led reform supported this growth over the past decade. A unified national grid, modernised transmission and distribution infrastructure, and widespread household electrification have materially improved reliability and access. The ongoing policy supports energy transitions, renewable capacity additions, and grid stability, which are likely to drive reliability and growth.

As on 31st March 2026, Fossil fuel-based power sources accounted for 2,49,272 MW, representing 47% of the total installed capacity, while non-fossil fuel sources accounted for 2,83,468 MW, representing 53.21% of India's total installed power capacity. This highlights the country's accelerated transition toward cleaner energy sources. Thermal power, particularly coal-based generation, continues to remain the backbone of India's electricity supply and grid stability. However, the energy mix is steadily shifting toward cleaner sources in line with the country's long-term sustainability and decarbonisation goals. By 2035-2036, renewable and clean energy sources are expected to contribute around 786 GW, accounting for nearly 70% of the total installed capacity.

The Aggregate Technical and Commercial (AT&C) Losses have reduced from 21.9% in FY2021 to 15.04% in FY2025, and the Average Cost of Supply and the Average Revenue Realised (ACS-ARR) gap has reduced from Rs. 0.69/kWh in FY2021 to Rs. 0.06/kWh in FY2025 at the pan-India level. The reduction in losses would help improve the services offered by the distribution utilities.

(Source: Ministry of Power, CEA Report Power Generation Capacity

Thermal Power Segment

Thermal power remains the backbone of India's electricity system, ensuring a reliable base-load supply and grid stability. Total fossil fuel-based installed capacity stood at 2,83,468 MW, contributing 53% of total installed capacity. Coal-based power dominated the segment with 2,21,898 MW (41% share), followed by gas at 20,122 MW (4%), lignite at 6,620 MW (1.23%), and diesel at 589 MW (0.11%).

Renewable Energy Segment

India's renewable energy sector has witnessed rapid growth driven by strong policy support, rising investments, and increasing focus on clean energy transition. Renewable Energy Sources (RES), including hydro, accounted for 274.68 GW as on 31st March 2026, highlighting the increasing share of sustainable energy in the country's power mix.

Solar Power

Solar power emerged as the largest contributor within the renewable energy segment, with installed capacity reaching 1,54,236 MW, accounting for 28.71% of total installed capacity. Growth in solar energy has been supported by large-scale solar parks, rooftop installations, falling equipment costs, and strong government initiatives promoting renewable energy adoption.

Wind Power

Wind energy continued to play a significant role in India's renewable energy growth, with installed capacity standing at 56,437 MW, contributing 10.50% of total installed capacity. The sector continues to benefit from favourable wind corridors, technological advancements, and increasing investments in hybrid renewable projects.

Hydro Power

Hydropower, including Pumped Storage Projects (PSPs), remained an important source of clean and flexible energy generation. Installed hydro capacity stood at 51,665 MW, accounting for 9.62% of the total installed capacity, supporting grid balancing and renewable energy integration.

Other Renewable Sources

Other renewable energy sources also contributed to the country's clean energy transition, including Biomass power at 10,869 MW (2.02%), Small Hydro at 5,171 MW (0.96%), and Waste-to-Energy at 877 MW (0.16%), supporting decentralised and sustainable power generation.

Nuclear Power

Nuclear power contributed 8,780 MW to India's installed capacity, accounting for 1.63% of the total power mix. The segment continues to support India's long-term energy security and low-carbon power generation objectives.

Non-Fossil Fuel Capacity

India achieved a major milestone in its energy transition journey, with total non-fossil fuel installed capacity reaching 283.46 GW, as on 31st March 2026. The increasing share of non-fossil fuel sources reflects the country's strong focus on renewable energy expansion and sustainable development.

This shift is being shaped by government initiatives such as the National Green Hydrogen Mission, to modernise nuclear laws through the Sustainable Harnessing and Advancement of Nuclear Energy for Transforming India (SHANTI) Act, strengthening energy efficiency, power distribution, and digital energy infrastructure. As a part of its energy transition, the Government has set an ambitious target of achieving over 500 GW of non-fossil capacity by 2030. Further, the Central Electricity Authority (CEA) has brought out a comprehensive transmission plan in March 2026 for the integration of over 900 GW of non-fossil fuel capacity by 2035-36 highlighting its commitment to a resilient, diversified, and sustainable power ecosystem.

Additionally, the projected thermal (coal and lignite) capacity requirement by the year 2034-35 is estimated at approximately 3,07,000 MW. To meet this requirement, the Ministry of Power has envisaged setting up an additional minimum of 97,000 MW coal and lignite-based thermal capacity. The expansion is expected to incorporate advanced supercritical and ultra-supercritical systems, ensuring operational efficiency and lower carbon emissions, supporting environmental standards.

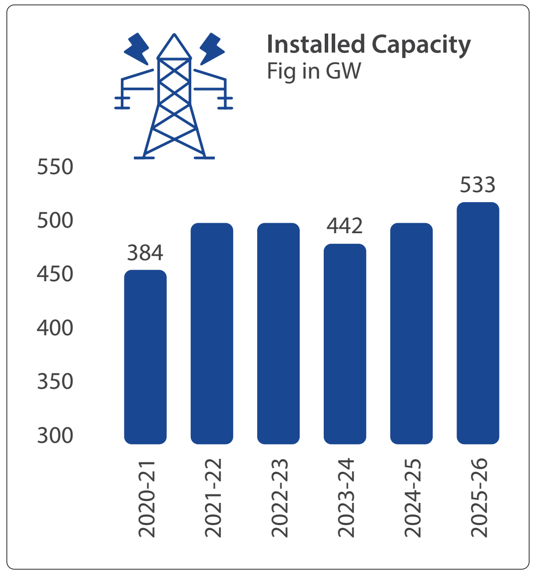
The Union Budget 2026-2027 increases the allocation for the Revamped Distribution Sector Scheme (RDSS) to ₹18,000 crores, higher than earlier estimates. The enhanced funding supports ongoing power sector reforms, including reduction of AT&C losses, smart metering deployment, and measures to improve the financial stability of distribution companies (DISCOMs), strengthening operational efficiency and network modernisation.

Sustained growth in renewable energy requires strong grid connectivity, linking high-resource solar and wind regions with the Inter-State Transmission System (ISTS). This connectivity is crucial for facilitating reliable power evacuation and delivering renewable energy to high-demand regions. With renewable projects progressing faster than transmission infrastructure, advanced grid planning is essential for efficient integration into the national grid.

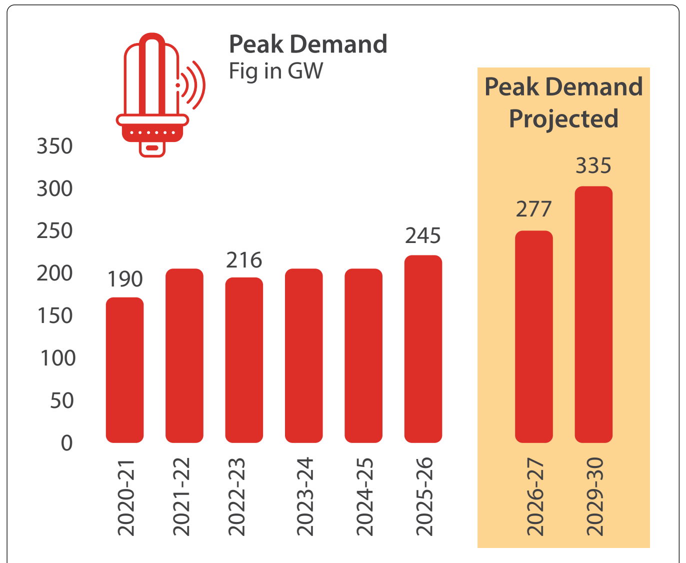
India's power sector recorded total generation of 1,845.921 BU in FY2025-26, with non-fossil fuel sources contributing 538.97 BU or 29.2% of total generation. India achieved the milestone of 50% installed power capacity from non-fossil fuel sources in June 2025, five years ahead of its Paris Agreement target. Renewable energy capacity increased 3.59 times from 76.38 GW in 2014 to 274.68 GW in March 2026, making India the world's third-largest renewable energy market.

POWERING AHEAD

How installed capacity and peak demand grew in last five years



Source: Central Electrical Authority and IBEF



Expected to grow at **6-6.5% over the next five years**

(Source:
https://timesofindia.indiatimes.com/india/india-adds-record-52-5-gw-in-first-10-months-of-fy26/articleshow/128403890.cms,
(Source: PIB, CEA Report)

Transmission Sector

India's power transmission network has continued to show steady growth, crossing 5 lakhs circuit kilometres (ckm) with transmission lines of 220 kV and above, while total transformation capacity has reached 1,407 Capitalize Giga Volt Ampere (GVA). Transmission lines of 220 kV and above have increased by 2.09 lakhs circuit kilometres, up 71.6% since 2014, and transformation capacity has risen by 876 GVA. This marks an expansion from earlier milestones and reflects grid strengthening to support electricity demand and renewable energy evacuation. Inter-state transmission projects are expected to add about 40,000 ckm of transmission lines and 399 GVA of transformation capacity. In addition, intra-state transmission projects are set to contribute another 27,500 ckm of lines and 134 GVA of capacity.

(Source: PIB)

India's Power Transmission Outlook

Under the National Electricity Plan (NEP) 2023–2032 and the latest transmission roadmap released by the Central Electricity Authority (CEA) in March 2026, India is strengthening its power infrastructure to support rising electricity demand and large-scale renewable energy integration. The newly released "Transmission Plan for Integration of over 900 GW Non-Fossil Fuel Capacity by 2035-36" outlines a comprehensive roadmap requiring an estimated investment of ₹7.93 lakhs crores in transmission infrastructure. Peak power demand is projected to reach around 459 GW, while total installed capacity is expected to rise to nearly 1,121 GW by 2035-36.

The plan proposes the addition of nearly 1,37,500 circuit kilometres (ckm) of transmission lines and 8,27,600 MVA of substation capacity between 2026-27 and 2035-36 to strengthen grid reliability and renewable energy evacuation. The roadmap also focuses on expanding inter-state and intra-state transmission systems, Green Energy Corridors, and renewable integration across key renewable-rich states.

(Source: PIB, CEA Report)

The Indian power sector witnessed significant progress during FY2025-26, driven by strong growth in generation, transmission, and distribution infrastructure. India successfully met a record peak power demand of 256.1 GW, while national energy shortages declined sharply to just 0.03%, compared to 4.2% in FY2013-14, reflecting improved supply reliability and grid resilience. The sector also recorded substantial progress in rural electrification, smart grid deployment, renewable energy integration, and transmission expansion, reinforcing India's position as one of the world's fastest-growing power markets. Rising electricity demand, supported by economic growth, industrialisation, urbanisation, and infrastructure development, continues to drive sustained expansion across the sector.

(Source: PIB)

Business Overview

POWERGRID Infrastructure Investment Trust (PGInvIT) is a pioneering platform in India's energy infrastructure ecosystem. Sponsored by POWERGRID, the country's largest power transmission company and a Maharatna Central Public Sector Enterprise (CPSE), PGInvIT was settled as the first Infrastructure Investment Trust (InvIT), backed by a government entity.

Settled in September 2020 under the Indian Trusts Act, 1982, and registered with the Securities and Exchange Board of India (SEBI) in January 2021, the Trust emphasises owning, operating, maintaining, and investing in power transmission assets. PGInvIT leverages the managerial and operational expertise of POWERGRID with POWERGRID Unchahar Transmission Limited (PUTL) (a wholly owned subsidiary of POWERGRID) acting as Investment Manager and POWERGRID acting as Project Manager to PGInvIT. IDBI Trusteeship Services Limited acts as its trustee.

Initial Portfolio Assets

PGInvIT's initial portfolio encompasses five operational Special Purpose Vehicles (SPVs), each holding a license issued by the Central Electricity Regulatory Commission (CERC) under the Electricity Act, 2003. Developed under the tariff-based competitive bidding (TBCB), these transmission projects have maintained high operational reliability. With 35 years of assured transmission charges from their respective commercial operation dates (CODs), the portfolio provides stable cash flows. PGInvIT continues to optimise the technical and managerial expertise of POWERGRID to improve asset performance and operational efficiency.

PGInvIT's portfolio includes 3,699 circuit kilometres (ckm) of transmission line, of which 3174.49 ckm operate at 765 kV and 524.1 ckm operate at 400 kV. The trust manages three substations with a combined transformation capacity of 6630 MVA, alongside 1955.66 km of optical ground wire (OPGW). Additionally, two RTM projects were assigned to SPVs under the trust, viz. 125 MVAR, 420 kV Bus Reactor under KATL and 400 kV line bay at 765/400 kV Parli (New) Substation for Renewable Energy ("RE") Interconnection under PPTL. Both the assets have been completed.

These assets are strategically distributed across five states and categorised as grid-strengthening projects, generation-linked transmission, and inter-regional power transfer systems. With an average residual asset life exceeding 26 years, the portfolio provides operational excellence and financial and is well-positioned to contribute to India's power transmission and energy infrastructure.

OPERATIONAL HIGHLIGHTS

Reliable operation and maintenance are critical to ensuring optimal asset availability in the transmission sector. As the Project Manager, Power Grid Corporation of India Limited handles the operation and maintenance (O&M) of the Initial Portfolio Assets (IPA), including routine, preventive, and breakdown maintenance, ensuring reliable performance.

Innovative technologies such as aerial surveillance, app-based patrolling, and AI-enabled defect detection have reduced shutdowns during routine maintenance and breakdowns. As a result, this has significantly improved the reliability of transmission systems.

Since its inception, PGInvIT's initial portfolio assets have maintained availability above the 98% normative standard, ensuring full recovery of transmission charges and incentives. The Project Manager has also implemented new projects under the new Regulated Tariff Mechanism (RTM) through a Special Purpose Vehicle (SPV).

During FY 2025-26, Parli Power Transmission Limited (PPTL), an SPV of PGInvIT, completed the 400 kV line bay project at the 765/400 kV Parli (New) substation for renewable energy interconnection under the regulated tariff mechanism.

Supported by POWERGRID, the IPAs remain compliant with applicable regulations while promoting a healthy workplace for employees engaged in maintenance activities. In FY 2025-26, all IPAs recorded 100% safe man-hours and maintained accident-free operations, reflecting a commitment to safety and workforce well-being.

FINANCIAL OVERVIEW

Revenue and EBITDA

Revenue generation across PGInvIT's Special Purpose Vehicles (SPVs)is shaped by availability-based transmission charges under the Transmission Service Agreements (TSAs) with designated ISTS customers. This framework provides revenue visibility as earnings are linked to asset availability rather than the transmitted power. By maintaining availability levels above 98%, the SPVs are eligible for additional performance-linked incentives, improving financial stability.

Transmission charges are secured over the tenure of the respective Transmission Service Agreements (TSAs), which generally extend up to 35 years from the COD of each project. With the long-term nature of these contracts, they provide strong revenue visibility. Any extension or renewal of the agreement is subject to the provision of the respective TSA and regulatory oversight of CERC.

(in ₹Million)

Particulars	FY 2025-26 (Consolidated)
Total Income	12,966
Operating Expenses	870
EBITDA	12,096
EBITDA Margin (%)	93%
Net Distributable Cash Flows (NDCF)	10,906
Distribution per unit (₹) for FY 2025-26	12
Market Capitalisation*	82,073

**As per the closing price on NSE on March 30, 2026*

Net Distributable Cash Flow (NDCF) and Distribution Per Unit (DPU)

Net Distributable Cash Flow (NDCF) reflects the free cash flows generated from PGInvIT's underlying assets. These cash inflows comprise interest income, dividend income, and principal repayments from the SPVs. In line with the applicable InvIT Regulations and the Trust's Distribution Policy, PGInvIT is mandated to distribute a minimum of 90% of its Distributable Income to its Unitholders, that ensure consistent payout.

During FY 2025-26, PGInvIT reported a NDCF of ₹10,906 million, translating into an aggregate Distribution Per Unit (DPU) of ₹ 12. Total cash distributions to Unitholders amounted to 10,920 million, reflecting the Trust's commitment to delivering consistent returns.

Assets Under Management (AUM)

As of March 31, 2026, the Trust's assets were independently valued by the registered valuer, M/s INMACS Valuers Private Limited, at a total Enterprise Value of ₹86,718 million. The valuation reflects the quality and sustainability of PGInvIT's portfolio, reinforcing its commitment to financial management.

AUM is considered the Enterprise Value Less Cash and Cash Equivalents.

Borrowings

As of March 31, 2026, PGInvIT reported consolidated borrowing of ₹10,640 million. With its prudent leverage strategy, the Trust emphasises its focus on maintaining financial obligations while pursuing growth opportunities. On the capital structure front, as of March 31, 2026, PGInvIT's outstanding external borrowing stood at ₹10,640 million. That includes ₹5,756 million loan raised from HDFC Bank in March 2022 and ₹5,060 million loan again raised from HDFC Bank in December 2024 to fund acquisitions. The net borrowing ratio stands at 5.00%, providing significant headroom to fund future acquisitions entirely through debt.

Credit Rating

PGInvIT's financial position provides a strong foundation to execute a disciplined and growth-oriented acquisition. The Trust is well-positioned to fund strategic acquisitions, supported by established lender relationships and a consistent repayment record. To reinforce its financial credibility further, PGInvIT has maintained a 'AAA' credit rating from CARE, CRISIL, and ICRA, showcasing its capital management.

Strategic Outlook

Going forward, PGInvIT's growth strategy remains focused on acquiring operational transmission assets in line with InvIT regulations and unitholder interests. While the limited availability of transmission assets for acquisition in the near term can pose challenges, the long-term outlook for the transmission sector remains strong supported by an estimated investment of ₹7.93 trillion, planned for transmission infrastructure under the Central Electricity Authority (CEA)'s "Transmission Plan for Integration of over 900 GW Non-Fossil Fuel Capacity by 2035-36". CEA also published a master plan recently for the evacuation of power from a hydroelectric plant in the Brahmaputra Basin, released in October 2025. It envisages an investment in the transmission system of ₹6.43 trillion, out of which ₹1.91 trillion is up to 2035 and ₹4.52 trillion beyond 2035. Further, as per the Monthly progress Report of Under Construction Transmission Projects awarded through TBCB Route, May, 2026, 86 TBCB projects are under construction. Out of the above, private TSPs are executing 43 projects with an estimated cost of ₹ 1.18 trillion. These investments will convert into revenue-generating transmission assets, creating a meaningful pipeline of acquisition opportunities for PGInvIT.

PGInvIT is actively monitoring the monetisation initiative at the state level. If state utilities choose to monetise their operational transmission networks, it will expand acquisition opportunities available to PGInvIT.

Further it is evaluating a new pathway for value accretive growth by participating in a transmission project under tariff-based competitive bidding, the TBCB mechanism. In this context, the Board of Investment Manager of PGInvIT and POWERGRID has granted in principle approval for the formation of a consortium with POWERGRID as a lead partner and PGInvIT as the other partner to participate in up to two TBCB projects with an aggregate project cost of around ₹500 crores. Supported by strong fundamentals and a clear strategic direction, PGInvIT remains well-positioned to navigate the evolving transmission landscape.

CAUTIONARY STATEMENT

This Management Discussion and Analysis may include statements concerning the Trust's objectives, projections, estimates, and expectations, which could be considered forward-looking. These statements are made in accordance with relevant laws and regulations and are based on the management's informed judgments and current estimates. Words such as 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential', or 'continue', and similar expressions, are intended to identify such forward-looking statements.

It is important to note that the actual results or prospects of the Trust could differ significantly from those expressed or implied in these forward-looking statements. Future performance is subject to various risks, uncertainties, and changes that are beyond the Trust's control. Key factors that could influence the Trust's operations include macroeconomic trends within the country, improvements in capital market conditions, changes in government policies, regulations, taxation, laws, and other statutory requirements, as well as other unforeseen factors. The Trust assumes no obligation to publicly update, modify, or revise any forward-looking statements to reflect future events or circumstances that may arise.

Mandatory Disclosures

1. Details of revenue during the year, project-wise from the underlying projects

(₹ in million)

Particulars	April 1, 2025 to March 31, 2026
VTL	2,196.30
KATL	656.66
PPTL	3,354.34
WTL	3,738.26
JPTL	2,634.72
Total	12,580.28

2. Brief summary of the valuation as per full valuation report as at the end of the year March 31, 2026

In line with the InvIT Regulations, PGInvIT got the valuation done for its assets through an independent valuer, M/s INMACS Valuers Private Limited. The Valuer carried out the Enterprise and Equity Valuation of the five SPVs of PGInvIT, namely, VTL, KATL, PPTL, WTL and JPTL as of March 31, 2026, considering inter-alia historical performance of the SPVs, business plan/ projected financial statements of the SPVs, industry analysis and other factors.

For valuation purposes, the Valuer adopted the Discounted Cash Flow ('DCF') Method under the Income Approach.

The Enterprise Value was computed by discounting the free cash flows over the forecast period until the end of the life of project and the terminal value at the end of the forecast period using an appropriate Weighted Average Cost of Capital ('WACC').

Valuation report of PGInvIT assets as on March 31, 2026 issued by Valuer is annexed to this report as Annexure and forms part of this report. The valuation report can also be viewed on the Trust's website.

The Valuation summary of the Specified SPVs as of March 31, 2026 is as follows:

Initial Portfolio Assets	WACC	Enterprise Value (₹ in million)	Equity Value (₹ in million)	No. of Shares	Value per share (in ₹)
VTL	8.00%	20,252.11	13,217.48	20,97,30,000	63.02
KATL	8.00%	3,873.56	2,174.46	6,10,00,000	35.65
PPTL	8.00%	20,821.57	11,063.19	32,21,00,000	34.35
WTL	8.00%	23,711.54	11,426.87	39,33,00,000	29.05
JPTL	8.00%	18,059.11	8,226.74	22,69,10,000	36.26
Total		**86,717.89**	**46,108.74**		

3. Details of changes during the year pertaining to

a. Addition and divestment of assets including the identity of the buyers or sellers, purchase or sale prices and brief details of valuation for such transactions

No addition and divestment of assets has been made during the year ended on March 31, 2026.

b. Valuation of assets and NAV (as per the full valuation reports)

Refer page no. 129 of this report for details of NAV.

c. Borrowings or repayment of borrowings (standalone and consolidated)

During the year ended March 31, 2026, no additional borrowing has been taken by PGInvIT. Loan repayment of ₹ 82.86 million has been made during the period, which is in line with Facility Agreement and its subsequent amendments entered into between PGInvIT and HDFC Bank Limited. As of March 31, 2026, the total outstanding borrowings stood at ₹ 10,640.33 million.

d. **Credit rating**

The Trust is rated as "CRISIL AAA/Stable" by CRISIL, "[ICRA] AAA (Stable)" by ICRA and "CARE AAA; Stable" by CARE.

Further, Long Term Loan Facility from HDFC Bank Limited is rated "[ICRA]AAA (Stable)" (Triple A; Outlook: Stable) by ICRA.

e. **Sponsor, Investment Manager, Trustee, Valuer, Directors of the Trustee or Investment Manager or Sponsor, etc.**

There is no change in the Sponsor, Investment Manager, Trustee and Valuer.

Changes in the Directors of Sponsor, Investment Manager and Trustee are given hereunder:

Particulars	Name of the Entity	Directors of the Entity
Sponsor	POWERGRID	Shri Lalit Bohra ceased to be Govt. Nominee Director on the Board w.e.f. April 11, 2025. Shri Abhay Bakre appointed as Govt. Nominee Director on the Board w.e.f. April 12, 2025. Shri Shiv Tapasya Paswan appointed as Independent Director on the Board w.e.f. April 16, 2025. Shri Rohit Vasvani appointed as Independent Director on the Board w.e.f. April 16, 2025. Smt. Sajal Jha appointed as Independent Director on the Board w.e.f. May 16, 2025. Shri Ravindra Kumar Tyagi ceased to be Director on the Board w.e.f. March 31, 2026.
Investment Manager	PUTL	Dr. Anupam Arora appointed as Independent Director on the Board w.e.f. May 19, 2025.
Trustee	IDBI Trusteeship Services Ltd.	Ms. Baljinder Kaur Mandal ceased to be Director on the Board w.e.f. September 30, 2025. Shri Kumar Neel Lohit appointed as Director on the Board w.e.f. October 15, 2025.

f. **Clauses in trust deed, investment management agreement or any other agreement entered into pertaining to activities of InvIT**

Except otherwise specified, during the period under review, there were no changes in clauses in trust deed, investment management agreement or any other agreement entered into pertaining to activities of InvIT

g. **Any regulatory changes that has impacted or may impact cash flows of the underlying projects**

Except otherwise specified, during the period under review, there were no regulatory changes that have impacted or may impact cash flows of the underlying projects.

h. **Change in material contracts or any new risk in performance of any contract pertaining to the InvIT**

Except otherwise specified, during the period under review, there were no changes in material contracts or any new risk in performance of any contract pertaining to the Trust.

i. **Any legal proceedings which may have significant bearing on the activities or revenues or cash flows of the InvIT**

Except otherwise specified in this report or its Annexures, during the period under review, there were no legal proceedings which may have significant bearing on the activities or revenues or cash flows of the Trust.

j. **Any other material changes during the year**

Except otherwise specified, during the period under review, there were no material changes during the year

4. Revenue of the InvIT for the last 5 years, project-wise

Pursuant to PGInvIT IPO in May 2021, PGInvIT acquired 74% equity shareholding in VTL, KATL, PPTL, WTL and JPTL from POWERGRID on May 13, 2021. Accordingly, for FY 2021-22, the revenue has been provided w.e.f May 13, 2021 i.e. from May 13, 2021 to March 31, 2022.

(₹ in million)

Particulars	April 1, 2025 to March 31, 2026	April 1, 2024 to March 31, 2025	April 1, 2023 to March 31, 2024	May 13, 2022 to March 31, 2023	May 13, 2021 to March 31, 2022
VTL	2,196.30	2,191.98	2,193.46	2,416.07	2,604.51
KATL	656.66	726.57	695.89	689.51	626.98
PPTL	3,354.34	3,359.33	3,359.32	3,361.11	2,975.01
WTL	3,738.26	3,750.28	3,750.40	3,752.44	3,324.77
JPTL	2,634.72	2,636.77	2,654.31	2,638.72	2,642.12
Total	12,580.28	**12,664.93**	**12,653.38**	**12,857.85**	**12,173.39**

Note : Revenue excludes Other Income

5. Update on development of under-construction projects, if any

400 kV line bay at 765/400 kV Parli (New) S/s for RE Interconnection under Regulated Tariff Mechanism ("Project")

CTUIL vide its Office Memorandum dated January 2, 2024, approved the implementation of the "400 kV line bay at 765/400 kV Parli (New) Substation for Renewable Energy ("RE") Interconnection" project by PPTL under the Regulated Tariff Mechanism ("RTM"), with a scheduled completion date of December 31, 2025. A Consultancy agreement was executed between PPTL and POWERGRID for construction of the project. Subsequently, the contract was awarded to the executing agency. Project has been completed. Petition has been filled with CERC for declaring DOCO.

6. Details of outstanding borrowings and deferred payments of InvIT including any credit rating(s), debt maturity profile, gearing ratios of the InvIT on a consolidated and standalone basis as at the end of the year

₹ in million

Particulars	Standalone	Consolidated
(a) Outstanding Long Term Debt	10,640.33	10,640.33
(b) Deferred Payments	-	-
(c) Less: Cash and cash equivalents and bank balance	2,243.11	6,302.98
(d) Net Debt (a+b-c)	8,397.22	4,337.35
(e) Total Equity	82,622.24	75,410.60
(f) Total Equity plus Net Debt (d+e)	91,019.46	79,747.95
(g) Gearing Ratio (d/f)	9.23%	5.44%
(h) Credit Rating for Long Term Loan Facility	[ICRA]AAA (Stable)	
(i) Tenure of Loan	16 Years	

(j) **Debt Maturity Profile (consolidated and standalone basis)**

Particulars	Within a year	Between 1-5 years	Beyond 5 years	Total
Borrowing (Including Interest Outflows)	788.49	3,344.42	14,517.62	18,650.53

7. The total operating expenses of the InvIT along with detailed break-up, including all fees and charges paid to the Investment Manager and any other parties, if any during the year

Details of total operating expenses of the InvIT is given in financial statement at page no.125. All expenses excluding Finance costs, Depreciation and amortisation expenses and Impairment/(Reversal of Impairment) of Property Plant and Equipment and Intangible Assets.

8. Past performance of the InvIT with respect to unit price, distributions made and yield for the last 5 years, as applicable

Particulars	FY 2025-26	FY 2024-25	FY 2023-24	FY 2022-23	FY 2021-22#
Unit Price at the beginning of the period (NSE Closing Price) (in ₹)	78.00	97.46	121.66	134.17	102.99 [1]
Unit Price at the end of the period (NSE Closing Price) (in ₹)	90.19	75.99	94.71	122.52	133.90
VWAP Unit Price (NSE) (in ₹)	89.48	87.52	102.21	130.04	116.44
Distribution made for the period (per unit) (in ₹)	12.00*	12.00	12.00	12.00	10.50**
Yield (Annualised)	13.41%	13.71%	11.74%	9.23%	10.19%

 # for the period from May 13, 2021 to March 31, 2022.

[1]Closing price as on the date of listing.

** Includes DPU of ₹ 3.00/ unit for the quarter ended March 31, 2026*

*** ₹ 10.50 per unit was distributed for the period from May 13, 2021 to March 31, 2022*

9. Unit price quoted on the exchange at the beginning and end of the year, the highest and lowest unit price and the average daily volume traded during the year

Particulars	NSE	BSE
Price information		
Unit Price at the beginning of the period (April 01, 2025)- opening price	76.00	76.00
Unit Price at the ending of the period (March 30, 2026)- closing price	90.19	90.22
Highest Unit Price	98.19	98.50
Lowest Unit Price	76.00	76.00
Volume Information		
Average Daily Volume Traded during the period (in Thousands)	1,338.20	560.20
Total Average Daily Volume Traded (On both NSE and BSE) (in Thousands)	1,898.40	

10. Details of all related party transactions during the year, value of which exceeds five percent of value of the InvIT

There are no related party transactions during the period, value of which exceeds five per cent of value of the InvIT Assets.

11. Details regarding the monies lent by the InvIT to the holding company or the special purpose vehicle in which it has investment in:

Please refer table below

(₹ in million)

Particulars	Opening Balance as on April 01, 2025	Loan given during the period	Loan repaid during the period	Closing Balance as on March 31, 2026
VTL	7,684.88	-	298.00	7,386.88
KATL	1,900.69	24.86	88.78	1,836.77
PPTL	11,844.05	58.30	772.00	11,130.35
WTL	14,467.07	-	807.00	13,660.07
JPTL	11,207.95	-	553.00	10,654.95
Total	**47,104.64**	**83.16**	**2,518.78**	44,669.02

12. Details of issue and buyback of units during the year, if any

Issues of Units:

During the period under review there was no issue of units by the Trust.

Buyback of Units:

During the period under review there was no buy back of units by the Trust.

13. Brief details of material and price sensitive information

Except otherwise specified or disclosed to the Exchange from time to time, during the period under review, there were no material changes, events or material and price sensitive information to be disclosed for the Trust.

14. Brief details of material litigations and regulatory actions, which are pending, against the InvIT, sponsor(s), Investment Manager, Project Manager(s), or any of their associates, sponsor group(s) and the Trustee if any, as at the end of the year

Except otherwise specified in this report or its Annexures, there are no material litigation and actions by regulatory authorities currently pending against the Trust, the Investment Manager, the Sponsor and the Project Manager, or any of their associates, Sponsor group and the Trustee.

For the Trust, Investment Manager and for Sponsor or Project Manager and its associates (Sponsor group) outstanding cases and/or regulatory action which involve an amount exceeding ₹ 648.32 million, ₹ 14.32 million and ₹ 23,842.22 million (being 5% of the total consolidated revenue or consolidated networth of the respective entity, whichever is lower for the FY 2025-26) have been considered material, respectively for the review period. Except otherwise specified, during the period under review, there were no regulatory changes that have impacted or may impact the underlying projects.

15. Risk factors

The Trust constantly monitors the risks associated with its business and adequate steps are taken to mitigate these risks.

Major risks are as follows:

A. Financial health of Customers

Delay in payment of billed transmission charges by customers (DICs) to the CTU under Sharing Regulations may affect the cash flows and results of operations of the trust.

B. Ability to operate and maintain target availability

Inability of Project Manager to ensure operation and maintenance of our power transmission projects to achieve prescribed availability may adversely impact the cash flows of the trust.

C. Distributions to our Unitholders

Inability to make distributions as per investor expectations or anticipation could materially and adversely affect the market price of our Units.

D. Increase in Costs

The transmission charges under TSAs are largely fixed. Increase in O&M costs, insurance or any other cost could adversely impact profitability.

E. Growth

Limited availability of acquisition opportunity, highly competitive environment of power transmission sector and increased competitive pressure could adversely affect the ability of the Investment Manager to execute the growth strategy.

F. Unforeseen Events

Any force majeure event rendering our project inoperable and not covered by insurance or TSA can adversely impact the results of operations and cash flows.

G. Insurance

We have taken Industrial All Risk Insurance Policy for our assets. If our losses significantly exceed our insurance coverage or cannot be recovered through insurance for any reason whatsoever, our results of operations and cash flows could be materially and adversely affected.

H. Control of Government of India

There is no assurance that the Investment Manager Board will at all times be in compliance with the requirements for board constitution and related provisions under the InvIT Regulations.

I. Pandemics, Epidemics, etc.

We cannot predict the effect any event like epidemics, pandemics such as Covid-19, weather conditions, natural disasters, etc. will have on our business, prospects, financial condition, results of operations, cash flows, future operations and performance.

J. Interest Rate Risk

Increase in interest rates may adversely impact the profitability and distribution to unit holders.

K. **Grid Disturbance Risk**

Grid disturbance risk refers to the unplanned outages or instability in the transmission grid that can disrupt operations across connected assets.

Note: Detailed risk factors are provided in the Final Offer Document

16. **Investment Manager's brief report of activities of the InvIT and summary of the audited consolidated financial statements for the year of the InvIT**

Refer page no 34-37 & 121-177.

17. **Management discussion and analysis by the directors of the Investment Manager on activities of the InvIT during the year, forecasts and future course of action**

Refer page no 52.

18. **Brief details of all the assets of the InvIT, project-wise**

Refer page no 22-29.

19. **Any information or report pertaining to the specific sector or sub-sector that may be relevant for an investor to invest in units of the InvIT**

Refer page no 38-39.

20. **Information of the contact person of the InvIT**

Refer page no 76.

Mandatory Annexure to Annual Report

1. **Summary of the full valuation report**

Refer Annexure to the Annual Report.

2. **Auditor's report**

Refer page no 84-87 and 121-123.

Report on Corporate Governance

BACKGROUND

PGInvIT was settled as a Trust by POWERGRID under Indian Trusts Act, 1882 on September 14, 2020 to own, construct, operate, maintain and invest in infrastructure assets as an infrastructure investment trust as permissible in terms of the InvIT Regulations, including in power transmission assets in India. It was registered as an infrastructure investment trust with SEBI on January 7, 2021, under the InvIT Regulations, with Registration Number IN/InvIT/20-21/0016.

ITSL, the Trustee of PGInvIT is a debenture trustee registered with SEBI. The Trustee has appointed PUTL, a wholly owned subsidiary of POWERGRID, as the Investment Manager and POWERGRID as the Project Manager in accordance with the InvIT Regulations.

PHILOSOPHY ON CORPORATE GOVERNANCE

PUTL, appointed as the Investment Manager ("IM") to PGInvIT pursuant to the Investment Management Agreement dated December 18, 2020 which stood amended and restated as on March 26, 2024, is responsible for day-to-day management and administration of InvIT Assets and making investment decisions with respect to the underlying assets or projects of PGInvIT, including any further investment or divestment of its assets, in accordance with InvIT Regulations and the Investment Management Agreement entered into in relation to PGInvIT.

The IM's Corporate Governance pillars includes:

- Corporate Governance Framework in relation to PGInvIT, implemented by the IM.
- Board of Directors of IM
- Committees of the Board of Directors of IM and
- Key Managerial Personnel of IM led by a Chief Executive Officer

The Corporate Governance Framework *inter-alia* sets out the Board composition, its quorum and frequency of meetings, committees to be formed including their composition, terms of reference, frequency of meetings and quorum requirements and various policies including Code of Conduct adopted by the IM in relation to PGInvIT and is available on the website of PGInvIT.

Pursuant to the corporate governance norms introduced through amendment to the InvIT Regulations vide notification dated February 14, 2023, the IM Board adopted amended Corporate Governance Framework in relation to PGInvIT. Subsequently, with the introduction of provisions relating to board nomination rights to unitholders of InvITs, the Corporate Governance Framework was further amended and adopted by the IM Board ("Amended Corporate Governance Framework"). The Amended Corporate Governance Framework can be accessed on the website of PGInvIT at https://www.pginvit.in/. Initially, PGInvIT, on its request, was granted exemption by the Regulator (SEBI) from the corporate governance norms till May 31, 2023. On its subsequent request on multiple occasions, PGInvIT was granted exemption from compliance with certain provisions of the InvIT Regulations including eligibility criteria with regard to investment manager on requirement of not less than half of its directors as independent directors; applicability of certain provisions of Listing Regulations regarding corporate governance; board composition; quorum for board meeting and submission of compliance report on governance, till December 31, 2025 which has now been further extended upto June 30, 2026.

BOARD OF DIRECTORS

The Board of Directors of IM comprises (i) three Non-executive (Non-independent) Directors nominated by POWERGRID, the holding company, namely Shri Naveen Srivastava, Shri Sanjay Sharma and Shri Amit Garg; and (ii) One Independent Director namely Dr. Anupam Arora, appointed by the Government of India w.e.f. May 19, 2025.

The collective experience of the Directors of the IM covers a broad range of commercial experience, particularly experience in infrastructure sector (including the applicable sub-sector), investment management or advisory and financial matters. The brief profiles of the Directors are given on page no. 20 of this report.

BOARD COMPOSITION

As on March 31, 2026, the Board of Directors of IM comprised the following:

S. No.	Particulars of the Directors	Designation	Date of Appointment
1.	Shri Naveen Srivastava	Non-Executive (Non-Independent) Director & Chairman	01/07/2024
2.	Dr. Anupam Arora	Independent Director	19/05/2025
3.	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	01/11/2024
4.	Shri Amit Garg	Non-Executive (Non-Independent) Director	13/11/2024

Quorum

The quorum for every meeting of the board of directors of the IM shall be one-third of its total strength or three directors, whichever is higher, including at least one independent director, provided required number of independent directors are nominated/ appointed on the governing board of the IM by the Government of India.

Meetings of Board of Directors

During the financial year ended March 31, 2026, eleven meetings of the Board of Directors of Investment Manager were held i.e. on May 2, 2025, May 26, 2025, June 07, 2025, June 27, 2025, July 24, 2025, August 05, 2025, October 16, 2025, November 4, 2025, January 27, 2026, February 9, 2026 and February 25, 2026.

Attendance of meetings of Board of Directors

Name of the Directors	No. of Meetings entitled to attend	No. of Meetings Attended
Non-Executive Directors		
Shri Naveen Srivastava	11	11
Shri Sanjay Sharma	11	11
Shri Amit Garg	11	11
Independent Directors		
Dr. Anupam Arora	10	10

REMUNERATION OF DIRECTORS

There was one Independent Director appointed by the Government of India. Independent Director was paid sitting fee for attending Board/ Committee meetings of Investment Manager, as fixed by the Board of Investment Manager within the ceiling prescribed for payment of sitting fee under Section 197 of the Companies Act, 2013 read with Rule 4 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 and in accordance with the Government Guidelines for attending the Board Meetings as well as Committee Meetings.

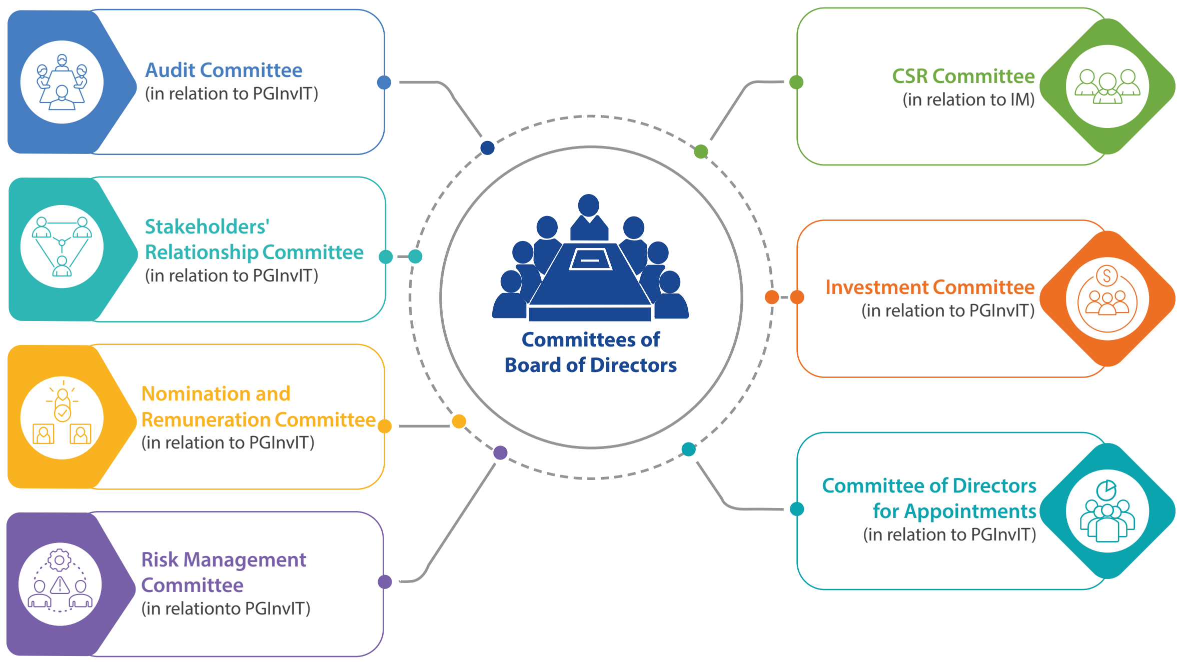
Details of sitting fee payable to Independent Director during the financial year 2025-26 are given below:

Independent Directors	Sitting Fee		Total (₹)
	Board Meeting (₹)	Committees of Board of Directors Meeting (₹)	
Dr. Anupam Arora	3,50,000	3,75,000	7,25,000

Further, the Non-Executive (Non-independent) Directors nominated by POWERGRID do not draw any remuneration/ sitting fee for attending the meetings of the Board and Committees of Board from the Investment Manager.

COMMITTEES OF THE BOARD OF DIRECTORS

The IM has constituted following Committees of Board of Directors, in relation to PGInvIT and IM:



I. Audit Committee

As on March 31, 2026, the Audit Committee comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Dr. Anupam Arora	Independent Director	Chairman of the Committee
(ii)	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	Member
(iii)	Shri Amit Garg	Non-Executive (Non-independent) Director	Member

Shri Naveen Srivastava was a member of the Audit Committee upto May 26, 2025.

The Company Secretary is the Secretary to the Audit committee.

Quorum

The quorum for Audit Committee meeting shall either be two members or one-third of the members of the audit committee, whichever is greater, with at least two independent directors, provided required number of independent directors are nominated/ appointed on the governing board of the Investment Manager by the Government of India.

Meetings

During the financial year ended March 31, 2026, nine meetings of the Audit Committee were held i.e. on May 2, 2025, May 26, 2025, June 27, 2025, July 24, 2025, August 5, 2025, October 16, 2025, November 4, 2025, January 27, 2026 and February 9, 2026.

Attendance of meetings of Audit Committee of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Naveen Srivastava	02/02
Shri Sanjay Sharma	09/09
Shri Amit Garg	09/09
Independent Director	
Dr. Anupam Arora	07/07

Terms of reference of the Audit Committee include the following:

i. provide recommendations to the board of directors regarding any proposed distributions;

ii. overseeing the InvIT's financial reporting process and disclosure of its financial information to ensure that its financial statements are correct, sufficient and credible;

iii. giving recommendations to the board of directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the statutory auditor of the InvIT and the audit fee subject to the approval of the unitholders;

iv. giving recommendations to the board of directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the internal auditor of the InvIT;

v. reviewing and monitoring the independence and performance of the statutory auditor of the InvIT, and effectiveness of audit process;

vi. approving payments to statutory auditors of the InvIT for any other services rendered by such statutory auditors;

vii. reviewing, with the management the annual financial statements and auditor's report thereon of the InvIT, before submission to the board of directors for approval, with particular reference to:

- matters required to be included in the director's responsibility statement to be included in the board's report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;
- changes, if any, in accounting policies and practices and reasons for such change;
- major accounting entries involving estimates based on the exercise of judgment by management;
- significant adjustments made in the financial statements arising out of audit findings;
- compliance with listing and other legal requirements relating to financial statements;
- disclosure of any related party transactions; and
- modified opinions in the draft audit report.

viii. approving such related party transactions as may be required under the InvIT Regulations;

ix. reviewing, with the management, all periodic financial statements, including but not limited to quarterly, half-yearly and annual financial statements of the InvIT whether standalone or consolidated or in any other form before submission to the board of directors for approval;

x. reviewing, with the management, the statement of uses/application of funds raised through an issue of Units by the InvIT (public issue, rights issue, preferential issue, etc.) and issue of debt securities and the statement of funds utilised for purposes other than those stated in the offer documents/ notice, and making appropriate recommendations to the board of directors for follow-up action;

xi. approval or any subsequent modifications of transactions of the InvIT with related parties;

xii. scrutinising loans and investments of the InvIT;

xiii. reviewing valuation reports required to be prepared under applicable law, periodically, and as required, under applicable law;

xiv. evaluating internal financial controls and risk management systems of the InvIT;

xv. reviewing, with the management, the performance of statutory auditors of the InvIT, and adequacy of the internal control systems, as necessary;

xvi. discussion with internal auditors of any significant findings and follow up thereon;

xvii. reviewing the adequacy of internal audit function if any of the InvIT, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

xviii. reviewing the findings of any internal investigations by the internal auditors in relation to the InvIT, into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board of directors;

xix. reviewing the procedures put in place by the Investment Manager for managing any conflict that may arise between the interests of the unitholders, the parties to the InvIT and the interests of the Investment Manager, including related party transactions, the indemnification of expenses or liabilities incurred by the Investment Manager, and the setting of fees or charges payable out of the InvIT's assets;

xx. discussing with statutory auditors prior to commencement of the audit about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

xxi. reviewing and monitoring the independence and performance of the valuer of the InvIT;

xxii. to look into the reasons for substantial defaults in the payment to the depositors, debenture holders and creditors;

xxiii. giving recommendations to the board of directors regarding appointment, re-appointment and replacement, remuneration and terms of appointment of the valuer of the InvIT;

xxiv. evaluating any defaults or delay in payment of distributions to the unitholders or dividends by the SPVs to the InvIT and payments to any creditors of the InvIT or the SPVs, and recommending remedial measures;

xxv. reviewing management's discussion and analysis of financial condition and results of operations;

xxvi. reviewing the statement of significant related party transactions, submitted by the management;

xxvii. granting omnibus approval to the related party transactions in accordance with the manner set out in the SEBI (Listing Obligations and Disclosure Requirements) Regulations;

xxviii. reviewing on a quarterly basis the details of the related party transactions entered into by the InvIT pursuant to the omnibus approval and approving or suggesting modifications to transactions of the Investment Manager with related parties in accordance with applicable law;

xxix. reviewing the management letters/internal audit reports and letters of internal control weaknesses issued by the statutory auditors or internal auditors;

xxx. giving recommendations to the board of directors regarding audit fee to be paid to the statutory auditors of the Investment Manager and payments for any other services rendered by such statutory auditors;

xxxi. examination of the financial statement of Investment Manager and the auditors' report thereon;

xxxii. reviewing the functioning of the vigil mechanism/ whistle blower mechanism;

xxxiii. approval of appointment of chief financial officer/ finance head after assessing the qualifications, experience and background, etc. of the candidate;

xxxiv. reviewing the utilization of loans and/ or advances from/investment by the InvIT in the SPVs exceeding ₹1,000 million or 10% of the asset size of the SPV, whichever is lower including existing loans / advances / investments;

xxxv. the appointment, removal and terms of remuneration of the chief internal auditor, if any, shall be subject to review by the audit committee;

xxxvi. reviewing the statement of deviations in accordance with the InvIT Regulations;

xxxvii. reviewing the compliance under SEBI (Prohibition of Insider Trading) Regulations, 2015 as amended at least once in a financial year and verifying that the systems for internal control are adequate and are operating effectively;

xxxviii. formulating any policy for the Investment Manager as necessary, in relation to its functions, as specified above;

xxxix. performing such other activities as may be delegated by the board of directors and/ or are statutorily prescribed under any law to be attended to by the Audit Committee.

II. Stakeholders' Relationship Committee

As on March 31, 2026, the Stakeholders' Relationship Committee comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Dr. Anupam Arora	Independent Director	Chairman of the Committee
(ii)	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	Member
(iii)	Shri Amit Garg	Non-Executive (Non-Independent) Director	Member

Quorum

The quorum for a meeting of Stakeholders' Relationship Committee shall be either two members or one-third of the members of the committee, whichever is greater.

Meetings

During the financial year ended March 31, 2026, one meeting of the Stakeholders' Relationship Committee was held i.e. on January 27, 2026.

Attendance of meetings of Stakeholders' Relationship Committee of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Sanjay Sharma	01/01
Shri Amit Garg	01/01
Independent Director	
Dr. Anupam Arora	01/01

Terms of reference of the Stakeholders' Relationship Committee include the following:

i. resolving the grievances of the security holders of the InvIT including complaints related to transfer/ transmission of units, non-receipt of annual report, non-receipt of declared distributions, issue of new/ duplicate certificates, general meetings etc;

ii. review of measures taken for effective exercise of voting rights by unitholders;

iii. review of adherence to the service standards adopted by the InvIT in respect of various services being rendered by the Registrar & Transfer Agent;

iv. review of the various measures and initiatives taken by the InvIT for reducing the quantum of unclaimed distributions and ensuring timely receipt of distributions warrants/annual reports/statutory notices by the unitholders;

v. update unitholders on acquisition / sale of assets by the InvIT and any change in the capital structure of the Holding Companies or the SPVs, as applicable;

vi. review of any litigation related to unitholders' grievances and reporting specific material litigation related to unitholders' grievances to the Board;

vii. [Omitted]; and

viii. performing such other activities as may be delegated by the board of directors and/ or are statutorily prescribed under any law to be attended to by the Stakeholders' Relationship Committee.

III. Nomination and Remuneration Committee

As on March 31, 2026, the Nomination and Remuneration Committee comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Dr. Anupam Arora	Independent Director	Chairman of the Committee
(ii)	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	Member
(iii)	Shri Amit Garg	Non-Executive (Non-Independent) Director	Member

Quorum

The quorum for a meeting of Nomination and Remuneration Committee shall be either two members or one-third of the members of the committee, whichever is greater, with at least one independent director in attendance, provided required number of independent directors are nominated/ appointed on the governing board of the Investment Manager by the Government of India.

Meetings

During the financial year ended March 31, 2026, one meeting of the Nomination and Remuneration Committee was held i.e. on January 27, 2026.

Attendance of meetings of Nomination & Remuneration Committee of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Sanjay Sharma	01/01
Shri Amit Garg	01/01
Independent Director	
Dr. Anupam Arora	01/01

Terms of reference of the Nomination and Remuneration Committee include the following, to the extent applicable, in light of the Investment Manager being a Government company:

i. formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to the remuneration of the directors, key managerial personnel and other employees;

ii. for every appointment of an independent director, the Nomination and Remuneration Committee shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:

   a. use the services of an external agencies, if required;

   b. consider candidates from a wide range of backgrounds, having due regard to diversity; and

   c. consider the time commitments of the candidates.

iii. formulation of criteria for evaluation of performance of independent directors and the board of directors;

iv. devising a policy on diversity of board of directors;

v. identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal;

vi. whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;

vii. recommend to the board, all remuneration, in whatever form, payable to senior management; and

viii. performing such other activities as may be delegated by the Board of Directors and/ or are statutorily prescribed under any law to be attended to by the Nomination and Remuneration Committee.

IV. Risk Management Committee

As on March 31, 2026, the Risk Management Committee comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Shri Naveen Srivastava	Non-Executive (Non-Independent) Director & Chairman	Chairman of the Committee
(ii)	Dr. Anupam Arora	Independent Director	Member
(iii)	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	Member
(iv)	Shri Amit Garg	Non-Executive (Non-Independent) Director	Member

Quorum

The quorum for a meeting of the Risk Management Committee shall be either two members or one third of the members of the committee, whichever is higher, including at least one member of the board of directors in attendance.

Meetings

During the financial year ended March 31, 2026, two meetings of the Risk Management Committee were held i.e. on October 16, 2025 and February 9, 2026.

Attendance of meetings of Risk Management Committee of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Naveen Srivastava	02/02
Shri Sanjay Sharma	02/02
Shri Amit Garg	02/02
Independent Director	
Dr. Anupam Arora	02/02

Terms of reference of the Risk Management Committee include the following:

i. to formulate a detailed risk management policy which shall include:

   a. A framework for identification of internal and external risks specifically faced by the listed entity, in particular including financial, operational, sectoral, sustainability (particularly, ESG related risks), information, cyber security risks or any other risk as may be determined by the Committee.

   b. Measures for risk mitigation including systems and processes for internal control of identified risks.

   c. Business continuity plan.

ii. to ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of InvIT;

iii. to monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

iv. to periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;

v. to keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;

vi. the appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee; and

vii. performing such other activities as may be delegated by the Board of Directors and/ or are statutorily prescribed under any law to be attended to by the Risk Management Committee.

The Risk Management Committee shall coordinate its activities with other committees, in instances where there is any overlap with activities of such committees, as per the framework laid down by the board of directors.

V. Corporate Social Responsibility (CSR) Committee

As on March 31, 2026, the CSR Committee comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Dr. Anupam Arora	Independent Director	Chairman of the Committee
(ii)	Shri Naveen Srivastava	Non-Executive (Non-Independent) Director & Chairman	Member
(iii)	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	Member
(iv)	Shri Amit Garg	Non-Executive (Non-Independent) Director	Member

PUTL (IM to PGInvIT) has constituted a Corporate Social Responsibility (CSR) Committee as required under the Companies Act, 2013. The responsibilities of the CSR Committee *inter-alia* include formulating and recommending to the Board of Directors a Corporate Social Responsibility Policy ('CSR Policy'); recommending the amount of expenditure to be incurred on the activities to be undertaken by PUTL under CSR; monitoring CSR Policy from time to time; formulating and recommending to the Board of Directors of PUTL, an annual action plan in pursuance of CSR Policy; and undertaking such matters as are necessary or expedient in complying with provisions of the Companies Act, 2013 and rules made thereunder.

Meetings

During the financial year ended March 31, 2026, two meetings of the Corporate Social Responsibility Committee were held i.e. on June 27, 2025 and February 25, 2026.

Attendance of meetings of Corporate Social Responsibility Committee of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Naveen Srivastava	02/02
Shri Sanjay Sharma	02/02
Shri Amit Garg	02/02
Independent Director	
Dr. Anupam Arora	02/02

VI. Investment Committee

As on March 31, 2026, the Investment Committee comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Shri Naveen Srivastava	Non-Executive (Non-Independent) Director & Chairman	Chairman of the Committee
(ii)	Dr. Anupam Arora	Independent Director	Member
(iii)	Shri Sanjay Sharma	Non-Executive (Non-Independent) Director	Member
(iv)	Shri Amit Garg	Non-Executive (Non-Independent) Director	Member

Quorum

The quorum shall be at least one-third of the members of the Investment Committee or two members, whichever is higher. At least 50% of the members present, shall be independent directors, provided required number of independent directors are nominated / appointed on the governing board of the Investment Manager by the Government of India.

Meetings

During the financial year ended March 31, 2026, one meeting of the Investment Committee was held i.e. on October 16, 2025.

Attendance of meetings of Investment Committee of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Naveen Srivastava	01/01
Shri Sanjay Sharma	01/01
Shri Amit Garg	01/01
Independent Director	
Dr. Anupam Arora	01/01

Terms of reference of the Investment Committee include the following:

i. review of the investment decisions with respect to the underlying assets or projects of the InvIT from the Sponsor including any further investments or divestments to ensure protection of the interest of unitholders;

ii. undertaking all functions in relation to protection of unitholders' interests and resolution of any conflicts of interest (other than in relation to investors' grievances) including reviewing agreements or transactions in this regard;

iii. approving any proposal in relation to acquisition of assets, further issue of units including in relation to acquisition or assets;

iv. overseeing activities of the project manager in accordance with the InvIT Regulations and the project implementation and management agreement; and

v. formulating any policy for the Investment Manager as necessary, in relation to its functions, as specified above.

VII. Committee of Directors for Appointments

As on March 31, 2026, the Committee of Directors for Appointments comprised the following members:

S. No.	Name of Members	Category	Designation
(i)	Shri Naveen Srivastava	Non-Executive (Non-Independent) Director & Chairman	Chairman of the Committee
(ii)	Dr. Anupam Arora	Independent Director	Member
(iii)	Shri Sanjay Sharma	Non-Executive (Non-independent) Director	Member
(iv)	Shri Amit Garg	Non-Executive (Non-independent) Director	Member

Meetings

During the financial year ended March 31, 2026, one meeting of the Committee of Directors for Appointments was held i.e. on November 4, 2025.

Attendance of meetings of Committee of Directors for Appointments of Board of Directors

Name of the Directors	Committee Meetings (Attended/Entitled)
Non-Executive Directors	
Shri Naveen Srivastava	01/01
Shri Sanjay Sharma	01/01
Shri Amit Garg	01/01
Independent Director	
Dr. Anupam Arora	01/01

POLICIES ADOPTED BY THE BOARD OF DIRECTORS OF INVESTMENT MANAGER IN RELATION TO TRUST

1. **Borrowing Policy:** The Investment Manager has adopted the Borrowing Policy in relation to PGInvIT to ensure that all funds borrowed in relation to PGInvIT are in compliance with the InvIT Regulations.

2. **Policy on Related Party Transactions:** The Investment Manager has adopted the Policy on Related Party Transactions to regulate the transactions of PGInvIT with its related parties based on the laws and regulations applicable to PGInvIT and best practices to ensure proper approval, supervision and reporting of the transactions between PGInvIT and its related parties.

3. **Distribution Policy:** The Investment Manager has adopted the Distribution Policy to ensure proper and timely distribution of Distributable Income of PGInvIT. The Distributable Income of PGInvIT is calculated in accordance with the Distribution Policy, InvIT Regulations and any circular, notification or guidelines issued thereunder. In line with the Distribution Policy, PGInvIT shall distribute at least 90% of the Distributable Income to its unitholders. The first distribution (whether monthly/ quarterly/ half-yearly, etc.) out of the NDCF computed for a financial year (or period thereof) should be minimum 90% as mandated in the InvIT Regulations. Thereafter, minimum distribution requirement should be met on a cumulative basis for the subsequent distributions out of the NDCF for such financial year. Such distribution shall be declared and made not less than once every quarter in every financial year.

4. **Policy for Determining Materiality of Information for Periodic Disclosures ("Materiality Policy"):** The Investment Manager has adopted the Materiality Policy outlining the process and procedures for determining materiality of information in relation to periodic disclosures on PGInvIT's website, to the stock exchanges and to all stakeholders at large, in relation to PGInvIT.

5. **Code of Conduct:** The Investment Manager has adopted a Code of Conduct in relation to PGInvIT. PGInvIT and the Parties to PGInvIT shall comply with the Code at all times, in accordance with the InvIT Regulations.

6. **Policy on Unpublished Price Sensitive Information and Dealing in Units by the Parties of PGInvIT ("UPSI Policy"):** The Investment Manager has adopted the UPSI Policy to ensure that PGInvIT complies with applicable laws, including the InvIT Regulations or such other Indian laws, regulations, rules or guidelines prohibiting insider trading and governing disclosure of material, unpublished price sensitive information.

7. **Policy on Appointment of Auditor and Valuer:** The Investment Manager has adopted the appointment policy, for appointment of auditor and valuer to PGInvIT in accordance with the InvIT Regulations.

8. **Code of Conduct for Board of Directors and Senior Management Personnel of Investment Manager to PGInvIT:** The Investment Manager has adopted the Code of Conduct for Board of Directors and Senior Management Personnel of Investment Manager in compliance with the InvIT Regulations read with applicable provisions of Listing Regulations.

9. **Nomination and Remuneration Policy:** The Investment Manager has adopted Nomination and Remuneration Policy to provide a framework for nomination and remuneration of members of the Board, Key Managerial Personnel and other employees of the Investment Manager.

10. **Policy for familiarisation programmes for Independent Directors of Investment Manager to PGInvIT:** The Investment Manager has adopted Policy for familiarisation programmes for Independent Directors which aims to outline the process to understand details about the IM and PGInvIT, their roles, rights, responsibilities in relation to the IM and PGInvIT, nature of the industry in which PGInvIT operates, business model of PGInvIT etc.

11. **Risk Management Policy:** The Investment Manager has adopted Risk Management Policy which aims to provide a framework for management of risks associated with the business of PGInvIT.

12. **Policy on succession planning for the Board and Senior Management of Investment Manager to PGInvIT:** The Investment Manager has adopted Policy on succession planning to ensure that vacancies in key positions are filled timely to maintain continuity in leadership and management of Investment Manager.

13. **Whistle Blower and Fraud Prevention Policy:** The Investment Manager has adopted the Whistle Blower and Fraud Prevention Policy of its holding company i.e. POWERGRID.

14. **Policy on Diversity of Board of Directors of Investment Manager:** The Investment Manager has adopted the Policy on Diversity of Board of Directors of Investment Manager pursuant to InvIT Regulations read with applicable provisions of Listing Regulations.

15. **Policy for Unclaimed Distributions:** The Investment Manager has adopted Policy for Unclaimed Distributions pursuant to InvIT Regulations read with applicable circulars issued thereunder, to lay down the framework and process to be followed by a Claimant for claiming their unclaimed or unpaid distribution amount, lying in the Unpaid Distribution Account or the Investor Protection and Education fund.

The policies are available on the website of PGInvIT and can be accessed at https://www.pginvit.in/.

BOARD NOMINATION RIGHTS TO UNITHOLDERS

In accordance with Regulation 4(2)(i) of the SEBI (InvIT) Regulations, 2014 read with SEBI Circular dated September 11, 2023 ("SEBI Circular") [Presently Chapter 22 of the SEBI Master Circular dated July 11, 2025], any unitholder holding 10% or more of the total outstanding units of PGInvIT, either individually or collectively shall be entitled to nominate one unitholder nominee director on the Board of the Directors of the Investment Manager i.e. PUTL. SEBI, vide its aforesaid Circular dated September 11, 2023 has also prescribed a framework to be put in place within prescribed timelines by the investment managers to the InvITs for appointment of Unitholder Nominee Director (who shall be non-independent director) on the board of investment manager.

Initially, PGInvIT, on its request, was granted exemption by the Regulator (SEBI) from the applicability of SEBI Circular till March 31, 2025, which was further extended upto March 31, 2026, on PGInvIT's request. On subsequent request by PGInvIT, SEBI has granted relaxation to PGInvIT from the applicability of the SEBI Circular till September 30, 2026. As per the SEBI Circular, after the end of FY 2025-26, a communication was sent to unitholders in April 2026 requesting the Eligible Unitholder(s), to inform the IM of PGInvIT i.e. PUTL, of its intent to exercise the right to nominate a director on the Board of IM. The IM had not received any intent to exercise Nomination Right from any Eligible Unitholder(s).

SEBI Complaints Redressal System (SCORES)

SCORES is a centralized web-based complaints redressal system through which the investors can lodge complaint(s) against PGInvIT for their grievance. The salient features of SCORES are centralised database of all complaints, online upload of Action Taken Reports by the concerned entities and online viewing by investors of actions taken on the complaint and its current status.

PGInvIT has been registered on SCORES and the IM makes every effort to resolve all investor complaints received through SCORES or otherwise, within the statutory time limit from the receipt of the complaint.

INVESTOR GRIEVANCES

Various queries/ complaints as received from the investors of PGInvIT during the financial year ended March 31, 2026 were redressed in a timely manner by the Investment Manager/ the Registrar and Transfer Agent of PGInvIT. The details of the complaints received and disposed of during the financial year ended March 31, 2026 are as under:

For Financial Year (FY) 2025-26 - Up to March 31, 2026		
Particulars	**All complaints including SCORES complaints**	**SCORES Complaints**
Number of investor complaints pending at the beginning of the year	0	0
Number of investor complaints received during the year	3	3
Number of investor complaints disposed of during the year	3	3
Number of investor complaints pending at the end of the year	0	0
Average time taken for redressal of complaints	1 Working Day	1 Working Day

ONLINE DISPUTE RESOLUTION (ODR) PORTAL

Securities and Exchange Board of India ("SEBI") vide circular dated July 31, 2023 has established a common Online Dispute Resolution Portal ('ODR Portal') for resolution of disputes arising in the Indian securities market. The investors can initiate dispute resolution through the ODR Portal (https://smartodr.in/login) after exhausting all available options for resolution of their grievance.

The link to access SMART ODR Portal and ODR related provisions are:

SMART ODR Portal- https://smartodr.in/login

ODR related provisions- https://www.pginvit.in/investor_services_smart.aspx

UNITHOLDERS MEETING

a) **Annual Meeting of the Unitholders:**

Period	Date	Time	Venue
Financial year 2024-25	4th Annual Meeting held on July 24, 2025	11:00 A.M.(IST)	Through Video Conferencing

b) **Other Meeting of Unitholders:**

No other Meeting of Unitholders was held during the reporting period.

c) **Postal Ballot(s):**

No resolution(s) were passed by Unitholders of PGInvIT through postal ballot during the reporting period.

CREDIT RATING

During the financial year ended March 31, 2026, credit ratings were as under:

S. No.	Credit Rating Agency	PGInvIT	Long-Term Bank facility from HDFC Bank Limited
1.	ICRA	"[ICRA] AAA (Stable)"	"[ICRA] AAA (Stable)"
2.	CRISIL	"CRISIL AAA/Stable"	-
3.	CARE	"CARE AAA; Stable"	

COMPLIANCE CERTIFICATE

Pursuant to Regulation 26H(5) of the InvIT Regulations, the Compliance Certificate duly signed by Chief Executive Officer, Chief Financial Officer and Compliance Officer was placed before the Board of Directors of IM at its meeting held on May 15, 2026.

ANNUAL SECRETARIAL COMPLIANCE REPORT

Pursuant to Regulation 26J of the InvIT Regulations, read with SEBI Master circular no. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July 11, 2025, IM has submitted a Secretarial Compliance Report for the year ended March 31, 2026 given by M/s Sinha & Srivastava LLP, Company Secretaries, to the Stock Exchanges i.e. BSE and NSE on May 27, 2026 and the same is annexed as Annexure - A. There are no adverse remarks mentioned in the said Report.

MEANS OF COMMUNICATION

The quarterly, half yearly and yearly financial results of PGInvIT were submitted to the Stock Exchanges, after their approval by the Board of Investment Manager. The said results, investor presentations, earnings call updates and other information/ latest updates/ announcements made by PGInvIT can be accessed on the website of PGInvIT at https://www.pginvit.in. For additional information, refer page 51.

CODE OF CONDUCT FOR BOARD OF DIRECTORS AND SENIOR MANAGEMENT PERSONNEL

The Board of IM has laid down Code of Conduct for Board of Directors and Senior Management Personnel of IM to PGInvIT. All Board members and Senior Management Personnel have affirmed compliance with this Code for the financial year ended March 31, 2026.

GENERAL UNITHOLDERS' INFORMATION

1. **Annual Meeting**

Tuesday, July 28, 2026 at 11:00 A.M. (IST) through Video Conferencing or Other Audio Visual Means (OAVM).

2. **Financial Year**

PGInvIT's financial year is from 1st April to 31st March.

3. **Listing on Stock Exchanges**

PGInvIT's units are listed on the following Stock Exchanges:

NSE	BSE
Exchange Plaza, Plot No. C-1, G Block, Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051. Maharashtra.	Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400 001. Maharashtra.

PGInvIT units are a part of Nifty REITs and InvITs Index.

4. **Unit Information**

Symbol & Scrip Codes of units of PGInvIT are given as under:

NSE Symbol: PGINVIT	BSE Scrip ID:	PGINVIT
	BSE Scrip Code:	543290

Lot Size for Trading: 1 unit

ISIN: INE0GGX23010

5. **Unit Market Price Data**

The details of monthly High-Low price(s) of Units of PGInvIT and number of Units traded on NSE and BSE are as under:

Month	NSE		BSE	
	Price (₹) (High/ Low)	**No. of units traded**	**Price (₹) (High/ Low)**	**No. of units traded**
April, 2025	81.70/76.00	3,18,52,892	81.65/ 76.00	29,46,746
May, 2025	85.90/79.60	2,87,96,287	86.17/79.49	69,89,112
June, 2025	93.00/81.50	2,99,86,915	93.00/80.95	30,80,938
July, 2025	94.50/89.51	1,97,62,992	94.48/89.56	30,12,089
August, 2025	94.45/90.01	1,86,27,337	94.50/90.05	26,95,911
September, 2025	97.40/90.84	1,75,16,760	97.40/90.50	30,29,445
October, 2025	97.75/94.25	1,51,04,136	98.50/94.25	23,12,213
November, 2025	98.19/94.25	2,10,75,812	98.23/94.32	33,00,756
December, 2025	95.00/86.30	5,39,38,902	95.00/85.50	10,15,83,259
January, 2026	93.94/88.77	2,63,18,637	93.80/88.82	26,13,171
February, 2026	94.55/88.05	3,87,90,530	94.70/88.25	37,53,538
March, 2026	92.44/89.84	2,87,63,390	92.53/89.85	30,52,001

6. **Distribution**

The details of Distribution made by PGInvIT for financial year ended March 31, 2026 are as under:

Date of Board Meeting	Type of Distribution	Distribution per unit (₹)	Record Date / Payment Date
August 5, 2025	First	3.00	August 8,2025/August 16,2025
November 4, 2025	Second	3.00	November 10, 2025/ November 15, 2025
February 9, 2026	Third	3.00	February 12, 2026/ February 18, 2026
May 15, 2026	Fourth	3.00	May 20, 2026/May 26, 2026

Detailed break-up of Distribution made during the year is indicated on the page 4 of the Report.

7. **Unclaimed/ Unpaid Distribution**

Pursuant to Regulations 18(6)(e) and 18(6)(f) of the InvIT Regulations read with the SEBI circular no. SEBI/HO/DDHS/DDHS-RAC-1/P/CIR/2023/178 dated November 08, 2023 on 'Procedural framework for dealing with unclaimed amounts lying with Infrastructure Investment Trusts (InvITs) and manner of claiming such amounts by unitholders', the IM has adopted Policy for Unclaimed Distributions which specifies the framework and process to be followed by a Claimant for claiming their unclaimed or unpaid distribution amount, lying in the Unpaid Distribution Account or the Investor Protection and Education Fund. IM has designated Shri Gaurav Malik, Chief Financial Officer (Email id: unclaimed@pginvit.in, Contact details: +91 124 282 3174) as Nodal Officer for the purpose of said policy.

8. Top 10 Unitholders as on March 31, 2026

S. No.	Name of Unitholders	Total no. of units held	Percentage of total outstanding units (%)
1	POWER GRID CORPORATION OF INDIA LIMITED- Sponsor	13,65,00,100	15.00
2	NPS TRUST	6,28,67,480	6.91
3	HDFC MUTUAL FUND	5,04,99,265	5.55
4	ICICI PRUDENTIAL MUTUAL FUND	3,64,89,562	4.01
5	ICICI LOMBARD GENERAL INSURANCE COMPANY LTD	1,23,84,900	1.36
6	VANGUARD TOTAL INTERNATIONAL STOCK INDEX FUND	1,10,84,236	1.22
7	VANGUARD EMERGING MARKETS STOCK INDEX FUND	1,09,57,620	1.20
8	ACKO GENERAL INSURANCE LIMITED	69,19,716	0.76
9	AGEAS FEDERAL LIFE INSURANCE COMPANY LIMITED-MRTA	65,78,784	0.72
10	RENAISSANCE ASSET MANAGEMENT COMPANY PRIVATE LIMITED	61,28,494	0.67

None of the Directors or Key Managerial Personnel of Investment Manager held any units of the Trust during the financial year March 31, 2026.

9. Unitholding pattern as on March 31, 2026

Units held by different categories of unitholders and according to the size of the unitholdings as on March 31, 2026 are given below:

a. Distribution of unitholding according to size as on March 31, 2026:

S No.	Unit Range	Number of Unitholders	Percentage of Total Unitholders (%)	Units for the range	Percentage of Total Units (%)
1	1-5000	2,64,059	95.57	9,53,61,036	10.48
2	5001-10000	5,275	1.91	3,82,40,926	4.20
3	10001-20000	3,396	1.23	4,75,33,513	5.22
4	20001-30000	1,252	0.45	3,08,24,545	3.39
5	30001-40000	552	0.20	1,93,48,783	2.13
6	40001-50000	429	0.16	1,96,49,392	2.16
7	50001-100000	682	0.25	4,76,89,802	5.24
8	100001 and above	648	0.23	61,13,51,203	67.18
	Total	**2,76,293**	**100.00**	**90,99,99,200**	**100.00**

b. Unitholding pattern as on March 31, 2026

POWERGRID INFRASTRUCTURE INVESTMENT TRUST - UNIT HOLDING PATTERN REPORT AS ON 31.03.2026

Category	Category of Unit holder	No. of Units Held	As a % of Total Outstanding Units	No. of units mandatorily held		Number of units pledged or otherwise encumbered	
				No. of units	As a % of total units held	No. of units	As a % of total units held
(A)	**Sponsor(s) / Investment Manager / Project Manager(s) and their associates/related parties and Sponsor Group**						
(1)	**Indian**						
(a)	Individuals / HUF	-	0.00	-	0.00	-	0.00
(b)	Central/State Govt.	-	0.00	-	0.00	-	0.00
(c)	Financial Institutions/Banks	-	0.00	-	0.00	-	0.00
(d)	Any Other	-	0.00	-	0.00	-	0.00
	BODIES CORPORATES	13,65,00,100	15.00	-	0.00	-	0.00
	Sub- Total (A) (1)	**13,65,00,100**	**15.00**	**-**	**0.00**	**-**	**0.00**
(2)	**Foreign**						
(a)	Individuals (Non Resident Indians / Foreign Individuals)	-	0.00	-	0.00	-	0.00
(b)	Foreign government	-	0.00	-	0.00	-	0.00
(c)	Institutions	-	0.00	-	0.00	-	0.00
(d)	Foreign Portfolio Investors	-	0.00	-	0.00	-	0.00
(e)	Any Other (BODIES CORPORATES)	-	0.00	-	0.00	-	0.00
	Sub- Total (A) (2)	**-**	**0.00**	**-**	**0.00**	**-**	**0.00**
	Total unit holding of Sponsor & Sponsor Group (A) = (A)(1)+(A)(2)	**13,65,00,100**	**15.00**	**-**	**0.00**	**-**	**0.00**
(B)	**Public Holding**						
(1)	**Institutions**						
(a)	Mutual Funds	9,29,64,562	10.22				
(b)	Financial Institutions/Banks	-	0.00				
(c)	Central/State Govt.	-	0.00				
(d)	Venture Capital Funds	-	0.00				
(e)	Insurance Companies	4,96,09,700	5.45				
(f)	Provident/pension funds	6,60,90,884	7.26				
(g)	Foreign Portfolio Investors	4,51,01,438	4.96				
(h)	Foreign Venture Capital investors	-	0.00				
(i)	Any Other (specify)						
	BODIES CORPORATES	-	0.00				
	ALTERNATIVE INVESTMENT FUND	13,00,000	0.14				
	Sub- Total (B) (1)	**25,50,66,584**	**28.03**				
(2)	**Non-Institutions**						
(a)	Central Government/State Governments(s)/President of India	-	0.00				
(b)	Individuals	39,87,79,834	43.82				
(c)	NBFCs registered with RBI	76,51,000	0.84				
(d)	Any Other (specify)						
(e)	TRUSTS	71,35,344	0.78				
(f)	NON RESIDENT INDIANS	1,42,06,939	1.56				
(g)	CLEARING MEMBERS	-	0.00				
(h)	BODIES CORPORATES	9,06,59,334	9.96				
(i)	FOREIGN NATIONAL	65	0.00				
	Sub- Total (B) (2)	**51,84,32,516**	**56.97**				
	Total Public Unit holding (B) = (B)(1)+(B)(2)	**77,34,99,100**	**85.00**				
	Total Units Outstanding (C) = (A) + (B)	**90,99,99,200**	**100.00**				

10. Depositories

The name and addresses of the Depositories are as under:

National Securities Depository Limited	Central Depository Services (India) Limited
3rd Floor, Naman Chamber, Plot C-32, G-Block, Bandra Kurla Complex, Bandra East, Mumbai - 400 051, Maharashtra.	Marathon Futurex, A-Wing, 25th floor, NM Joshi Marg, Lower Parel, Mumbai- 400 013, Maharashtra.

11. Name and Designation of Compliance Officer

Shri Shwetank Kumar

Company Secretary & Compliance Officer

Plot No. 2, Sector - 29, Gurgaon - 122001, Haryana.

Tel: +91 124 282 3177

E-mail: investors@pginvit.in

Website: www.pginvit.in

12. Statutory Auditors

M/s. S.K. Mittal & Co. Chartered Accountants

Firm Registration Number: 001135N

13. Valuer

M/s INMACS Valuers Private Limited, registered as a Valuer with Insolvency and Bankruptcy Board of India in accordance with applicable laws.

Registration number: IBBI/RV-E/02/2021/141

14. Address for Correspondence including Investors Grievances

Principal Place of Business and Contact Details of the Trust

POWERGRID Infrastructure Investment Trust

SEBI Reg. No.- IN/InvIT/20-21/0016

Plot No. 2, Sector 29, Gurgaon 122 001, Haryana.

Company Secretary & Compliance Officer:

Shri Shwetank Kumar

Tel: +91 124 282 3177

E-mail: investors@pginvit.in

Website: www.pginvit.in

Registered Office and Contact Details of the Investment Manager

POWERGRID Unchahar Transmission Limited

CIN: U65100DL2012GOI246341

B-9, Qutab Institutional Area,

Katwaria Sarai, New Delhi – 110016

Contact Person: Shri Shwetank Kumar

Tel: +91 124 282 3177

E-mail: investors@putl.in

Website: www.putl.in

Registered Office and Contact Details of Registrar & Transfer Agent

KFin Technologies Limited

301, The Centrium, 3rd Floor, 57, Lal Bahadur Shastri Road,

Nav Pada, Kurla (West), Mumbai – 400 070,
Maharashtra, India.

Tel: +91 040-67162222

E-mail: powergrid.invit@kfintech.com

Investor Grievance

E-mail: investors@pginvit.in
einward.ris@kfintech.com
powergrid.invit@kfintech.com

Secretarial Compliance Report

of

POWERGRID Infrastructure Investment Trust (PGInvIT)

(SEBI Registration No.: IN/InvIT/20-21/0016)

for the financial year ended March 31, 2026

I, Mrinal Shrivastava, Designated Partner, Sinha & Srivastava LLP, Firm of Practicing Company Secretaries, have examined:

(a) all the documents and records of **POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Listed Entity")** made available to us and explanation provided by POWERGRID Unchahar Transmission Limited, acting as Investment Manager to PGInvIT (**the "Investment Manager"**),

(b) the filings / submissions made by the Investment Manager to the stock exchanges,

(c) website of PGInvIT,

(d) any other document/ filing, as may be relevant, which has been relied upon to make this certification, for the financial year ended March 31, 2026 ("Review Period") in respect of compliance with the provisions of:

(i) the Securities and Exchange Board of India Act, 1992 (**"SEBI Act"**) and the Regulations, circulars, guidelines issued thereunder; and

(ii) the Securities Contracts (Regulation) Act, 1956 (**"SCRA"**), rules made thereunder and the Regulations, circulars and guidelines issued thereunder by the Securities and Exchange Board of India (**"SEBI"**);

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, include: -

(a) Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014;

(b) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015; to the extent applicable;

(c) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(d) other Regulations as applicable;

and circulars/ guidelines issued thereunder.

Based on the above examination, I hereby report that, during the Review Period:

(a) The Investment Manager of PGInvIT has complied with the provisions of the above Regulations and circulars/ guidelines issued thereunder, except in respect of matters specified below:

Sr. No.	Compliance Requirement (Regulations/ circulars/guidelines including specific clause)	Deviations	Observations/ Remarks of the Practicing Company Secretary)
		NIL	

(b) The Investment Manager of PGInvIT has maintained proper records under the provisions of the above Regulations and circulars / guidelines issued thereunder insofar as it appears from my examination of those records.

(c) The following are the details of actions taken against PGInvIT, parties to PGInvIT, its promoters, directors, either by SEBI or by Stock Exchanges *(including under the Standard Operating Procedures issued by SEBI through various circulars)* under the aforesaid Acts/Regulations and circulars / guidelines issued thereunder:

Sr. No.	Action taken by	Details of Violation	Details of action taken e.g. fines, warning letters debarment, etc.	Observations/Remarks of the Practicing Company Secretary, if any.
			NIL action taken against PGInvIT	
			Please refer **Appendix-I** for details of action taken against parties to PGInvIT	

(d) The Investment Manager of PGInvIT has taken following actions to comply with the observations made in previous reports:

Sr. No.	Observations of the Practicing Company Secretary in the previous reports	Observations made in the secretarial compliance report for the year ended…	Actions taken by the Investment Manager, if any	Comments of the Practicing Company Secretary on the actions taken by the InvIT
		Not Applicable		

For, **Sinha & Srivastava LLP**
Company Secretaries
Sd/-
Mrinal Shrivastava
(Designated Partner)
ACS No.: 9126; CP No.: 27404
FRN: L2017UP003700
PR: 6978/2025
UDIN: A009126H000492532

Place: Noida
Date:26.05.2026

Appendix-I

Details of actions taken against PGInvIT, parties to PGInvIT, its promoters, directors, either by SEBI or by Stock Exchanges *(including under the Standard Operating Procedures issued by SEBI through various circulars)* under the aforesaid Acts/ Regulations and circulars/ guidelines issued thereunder:

i. Trustee to PGInvIT i.e. IDBI Trusteeship Services Limited

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations/Remarks of the practicing Company Secretary, if any
1	SEBI	SEBI observed issue relating to disclosures in annual / half yearly report of an InvIT were ITSL is acting as Trustee.	SEBI issued Advisory Letter dated 01-04-2025 pursuant to Inspection of an InvIT's for the period ranging from November 1, 2022 to April 30, 2024.	-
2	SEBI	A Show Cause Notice issued in the matter of thematic inspection of Debenture Trustees w.r.t. action taken in case of event of default by issuers.	A personal hearing was conducted with the Adjudicating Officer (AO)on February 20, 2026 and subsequently a comprehensive written submission was also filed with the AO on February 23,2026.The matter is currently under consideration & AO Order is awaited on the same.-	-
3	SEBI	Issues pertain to – 1. Complete disclosures in offer documents / placement memorandum. 2. Monitoring mechanism to ensure renewal of bank guarantee	SEBI issued letter dated 24-03-2026 with deficiency and advisory pursuant to inspection of 'ITSL' under SEBI (Debenture Trustee) Regulations, 1993 for the inspection period from May 1, 2024 to March 31, 2025.	-

ii. Investment Manager to PGInvIT i.e. POWERGRID Unchahar Transmission Limited

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations/ Remarks of the practicing Company Secretary, if any
		NIL		

iii. Sponsor and Project Manager to PGInvIT i.e. Power Grid Corporation of India Limited ("POWERGRID")

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations / Remarks of the practicing Company Secretary, if any
1.	National Stock Exchange of India Limited ("NSE") and BSE Limited ("BSE")	Non-compliance of Regulation 17(1), 17(2A), 18(1), 19(1)/19(2), 20(2)/(2A) and 21(2) of the SEBI (LODR) Regulations, 2015	Imposition of fine of Rs. 14,39,600/- each by NSE and BSE for the quarter ended March 31, 2025 (FY 2024-25).	As per disclosure made by POWERGRID to NSE and BSE (vide letter dated May 30, 2025), the following *inter-alia* is noted: *"POWERGRID being a Government Company within the meaning of Section 2(45) of the Companies Act, 2013, the power to appoint functional/ Official Part-time Directors/ Non-Official Part-time Directors (Independent Directors) vests with the President of India. Therefore, the said non-compliance of Regulation 17(1), 17(2A), 18(1), 19(1)/ 19(2), 20(2)/ (2A) and 21(2) of the SEBI LODR, was not a lapse on the part of POWERGRID. The matter was taken up with Administrative Ministry i.e. Ministry of Power for filling up the vacant posts of Independent Directors (including Independent Woman Director).* *It is to mention that post appointment of two (2) Independent Directors on the Board of POWERGRID on 16.04.2025 and one (1) Independent Woman Director on 16.05.2025 the Statutory Committees i.e. Audit Committee, Nomination and Remuneration Committee, Stakeholders Relationship Committee and Risk Management Committee have been reconstituted. As such, these Committees are now compliant with composition requirement under aforesaid Regulations of SEBI LODR. Further, the Company is now compliant with the requirement of quorum for Board Meetings as well as having an Independent Woman Director on its Board. In view of the above, POWERGRID vide respective letters dt. 30th May, 2025 has requested BSE & NSE to grant waiver of fine w.r.t. non-compliance with the aforesaid provisions of the SEBI LODR."*
2.	BSE	Non-compliance of Regulation 57(1) of the SEBI (LODR) Regulations, 2015	Waiver of fine of Rs. 5,42,800/- by BSE	As per disclosure made by POWERGRID to NSE and BSE (vide letter dated July 21, 2025), the following *inter-alia* is noted: *"The matter regarding waiver of fine of Rs. 5,42,800/- (Incl. GST) levied by BSE Limited ("BSE"/ "Exchange") for non-compliance with the provisions of Regulation 57(1) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 w.r.t. non-submission of information related to Interest payment obligation for Unsecured, Redeemable, Non-Convertible,Non-Cumulative, Taxable, 7.74% POWERGRID Bond LXI Issue, the debt instrument, was further pursued by the Company with BSE. BSE, vide its email communication dated 21.07.2025, has inter-alia informed that the Company's representation for waiver of fine was placed before the relevant authority of the Exchange and the said relevant authority has approved the Company's request for waiver of the fine".*

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations / Remarks of the practicing Company Secretary, if any
3.	NSE and BSE	Non-compliance of Regulation 17(1),18(1), 19(1)/19(2), 20(2)/(2A) and 21(2) of theSEBI (LODR) Regulations, 2015	Imposition of fine of Rs. 8,24,820/- each by NSE & BSE for the quarter ended June 30, 2025 (FY 2025-26).	As per disclosure made by POWERGRID to NSE and BSE (vide letters dated August 30, 2025), the following *inter-alia* is noted: *"The tenure of two Independent directors had completed on 14th November, 2024. With effect from 15th November, 2024, POWERGRID was not having any Independent Director on the Board. In the beginning of the quarter i.e. as on 01st April, 2025, POWERGRID Board comprised of five Executive (functional) directors including the CMD and two Non-Executive (Government Nominee) Directors. Subsequently, two Independent Directors were appointed on 16th April, 2025 and one Independent Woman Director was appointed on 16th May, 2025. Thereafter, the Statutory Committees viz. Audit Committee, Nomination and Remuneration Committee,Stakeholders Relationship Committee and Risk Management Committee were reconstituted as per SEBI LODR in the Board Meeting scheduled on 01st May, 2025. No meeting of these Statutory Committees was held till these Committees were reconstituted. Thus, POWERGRID was compliant with the requirement of having Woman director/ Independent Woman Director under Regulation 17(1) and composition requirement of aforesaid Statutory Committees under Regulation 18(1), 19(1)/ 19(2), 20(2)/ (2A) and 21(2) of the SEBI LODR for major part of the quarter ended 30th June, 2025.* *POWERGRID, being a Government Company within the meaning of Section 2(45) of the Companies Act, 2013, the power to appoint functional/ Official Part-time Directors/ Non-Official Part-time Directors (Independent Directors) vests with the President of India. The matter was taken up with Administrative Ministry i.e. Ministry of Power for filling up the vacant posts of Independent Directors (including Independent Woman Director). In view of the above, POWERGRID vide respective letters dated 30th August, 2025 has requested BSE & NSE to grant waiver of fine w.r.t. non-compliance with the aforesaid Regulations of the SEBI LODR".*

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations / Remarks of the practicing Company Secretary, if any
4.	NSE	Non- compliance of Regulation 17(1)/17(2A) ,18(1), 19(1)/19(2), 20(2)/(2A) and 21(2) of the SEBI (LODR) Regulations, 2015	Waiver of fine by NSE for the Quarters ended 31.12.2024, 31.03.2025 and 30.06.2025.	As per disclosure made by POWERGRID to NSE and BSE (vide letter dated September 13, 2025), the following *inter-alia* is noted: *"National Stock Exchange of India Limited and BSE Limited has levied fine under Regulation(s) 17(1)/17(2A)*, 18(1), 19(1)/19(2), 20(2)/(2A) and 21(2) of the SEBI (LODR) Regulations, 2015 for the quarters ended 31.12.2024, 31.03.2025 and 30.06.2025 respectively. POWERGRID had requested NSE and BSE to grant waiver of fine for the non-compliance with aforesaid Regulations of the SEBI LODR for the respective quarters. The matter was regularly pursued with NSE and BSE. This is to inform that NSE vide its communication dated 12.09.2025, has inter alia informed that the waiver application filed by POWERGRID, seeking waiver of fine as levied by NSE for delay in compliance pertaining to various Regulations of the SEBI LODR, was placed before the relevant authority of NSE and the said request for waiver of fine was considered favorably by NSE in respect of the following:* **Regulation of SEBI LODR — Quarter ended** 17(2A)*– Quorum of the Board Meeting — 31.12.2024 and 31.03.2025 18(1)-Audit Committee — 31.12.2024, 31.03.2025 and 30.06.2025 19(1)- Nomination and Remuneration Committee — 31.12.2024, 31.03.2025 and 30.06.2025 20(2)/(2A)- Stakeholders' Relationship Committee — 31.12.2024, 31.03.2025 and 30.06.2025 21(2)-Risk Management Committee — 31.12.2024, 31.03.2025 and 30.06.2025" **fine not levied for quarter ended 30.06.2025 for Regulation 17(2A) of SEBI LODR.*

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations / Remarks of the practicing Company Secretary, if any
5.	BSE	Non- compliance of Regulation 17(2A),18(1), 19(1)/19(2), 20(2) and 21(2) of the SEBI (LODR) Regulations, 2015	Waiver of fine by BSE for the Quarters ended 31.12.2024, 31.03.2025 and 30.06.2025.	As per disclosure made by POWERGRID to NSE and BSE (vide letter dated October 7, 2025), the following *inter-alia* is noted: *"National Stock Exchange of India Limited and BSE Limited has levied fine under Regulation(s) 17(2A)*, 18(1), 19(1)/19(2), 20(2) and 21(2) of the SEBI (LODR) Regulations, 2015 for the quarters ended 31.12.2024, 31.03.2025 and 30.06.2025 respectively. POWERGRID had requested NSE and BSE to grant waiver of fine for the non-compliance with aforesaid regulations of SEBI LODR for the respective quarters. The matter was regularly pursued with NSE and BSE. This is to inform that BSE vide its communication dated 07.10.2025, has inter alia informed that Company's request for waiver of fine has been accepted for aforesaid regulations and respective quarters. Accordingly, fine imposed for the following quarters have been waived off by BSE:* *Regulation of SEBI LODR — Quarter ended* *17(2A)*– Quorum of the Board Meeting — 31.12.2024 and 31.03.2025* *18(1)-Audit Committee — 31.12.2024, 31.03.2025 and 30.06.2025* *19(1)/19(2)- Nomination and Remuneration Committee — 31.12.2024, 31.03.2025 and 30.06.2025* *20(2)- Stakeholders' Relationship Committee — 31.12.2024, 31.03.2025 and 30.06.2025* *21(2)-Risk Management Committee — 31.12.2024, 31.03.2025 and30.06.2025"* **fine not levied for quarter ended 30.06.2025 for Regulation 17(2A) of SEBI LODR.* *As informed earlier by the Company vide intimation dated 13.09.2025, NSE has already waived off the fine for aforesaid regulations and respective quarters vide its letter dated 12.09.2025."*
6.	NSE & BSE	Non-compliance of Regulation 17(1) of the SEBI (LODR) Regulations, 2015	Imposition of fine of Rs. 5,42,800/- each by NSE & BSE for the quarter ended September 30, 2025 (FY 2025- 26).	As per disclosure made by POWERGRID to NSE and BSE (vide letter dated November 29, 2025), the following *inter-alia* is noted: *"POWERGRID, being a Government Company within the meaning of Section 2(45) of the Companies Act, 2013, the power to appoint functional/ Official Part-time Directors/ non-Official Part-time Directors (Independent Directors) vests with the President of India. The matter has been taken up with Administrative Ministry i.e. Ministry of Power for filling up the vacant posts of Independent Directors. In view of the above, POWERGRID vide respective letters dt. 29th November, 2025 has requested BSE & NSE to grant waiver of fine w.r.t. non-compliance with the Regulation 17(1) of the SEBI LODR."*

Sr. No.	Action taken by	Details of Violation	Details of Action Taken e.g. fines, warning letters Debarment etc.	Observations / Remarks of the practicing Company Secretary, if any
7.	NSE & BSE	Non-compliance of Regulation 17(1) of the SEBI (LODR) Regulations, 2015	Imposition of fine of Rs. 5,42,800/- each by NSE & BSE for the quarter ended December 31, 2025 (FY 2025-26).	As per disclosure made by POWERGRID to NSE and BSE (vide letter dated February 28, 2026), the following *inter-alia* is noted: *"POWERGRID, being a Government Company within the meaning of Section 2(45) of the Companies Act, 2013, the power to appoint functional/ Official Part-time Directors/ non-Official Part-time Directors (Independent Directors) vests with the President of India. The matter has been taken up with Administrative Ministry i.e. Ministry of Power for filling up the vacant posts of Independent Directors. In view of the above, POWERGRID vide respective letters dt. 28th February, 2026 has requested BSE & NSE to grant waiver of fine w.r.t. non-compliance with the Regulation 17(1) of the SEBI LODR."*

Independent Auditor's Report

To,

The Unit Holders of **POWERGRID Infrastructure Investment Trust**

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of **POWERGRID Infrastructure Investment Trust ("the Trust"/"PGInvIT")**, which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss including the Other Comprehensive Income, the statement of change in Unit Holders' equity, the Statement of Cash Flows for the year then ended, the Statement of Net Assets at fair value as at 31 March 2026, the Statement of Total Returns at fair value, the Statement of Net Distributable cash Flows ('NDCFs') for the year then ended and notes to the standalone financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the standalone financial statements give the information required by the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder in the manner so required and give a true and fair view in conformity with Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in the Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rule, 2015 and other accounting principles generally accepted in India, of the state of affairs of the Trust as at 31 March 2026, its profit and total comprehensive income, change in unit holders' equity Trust and its cash flows for the year ended 31 March 2026, its net assets at fair value as at 31 March 2026, its total returns at fair value and the net distributable cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India ("ICAI"). Our responsibilities under those Standards are further described in the Auditor's Responsibility for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics issued by the ICAI and we have fulfilled our other ethical responsibilities in accordance with the 'ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

S. No	Key Audit Matters	How our audit addressed the key audit matter
1	**Assessing Impairment of investments in subsidiaries** As at 31 March 2026, the carrying value of Trust's investment in subsidiaries amounted to Rs.46,108.74 million. Management reviews regularly whether there are any indicators of impairment of such investments by reference to the requirements under Ind AS. Management performs its impairment assessment by comparing the carrying value of these investments made to their recoverable amount to determine whether impairment needs to be recognized. For impairment testing, value in use has been determined by forecasting and discounting future cash flows of subsidiaries. Further, the value in use is highly sensitive to changes in critical variable used for forecasting the future cash flows including discounting rates. The determination of the recoverable amount from subsidiaries involves significant judgment and accordingly, the evaluation of impairment of investments in subsidiaries has been determined as a key audit matter.	In making the assessment of the recoverable amount, we relied on the valuation report issued by the independent valuer appointed by the Investment Manager in accordance with SEBI InvIT Regulations.
2	**Computation and disclosures as prescribed in the InvIT regulations relating to Statement of Net Assets at Fair Value and Total Returns at Fair Value** As per the provisions of InvIT Regulations, the Trust is required to disclose Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The inputs to the valuation models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates etc. Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the standalone financial statements.	Our audit procedures include the following: - Read the requirements of SEBI InvIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value. - Reviewed and verified the disclosures in the standalone financial statements for compliance with the relevant requirements of InvIT Regulations. -Relied on the valuation report issued by the independent valuer appointed by the Investment Manager in accordance with SEBI InvIT Regulations.
3	**Related party transactions and disclosures** The Trust has undertaken transactions with its related parties in the normal course of business. These include providing loans to SPVs, interest on such loans, fees for services provided by related parties to Trust etc. as disclosed in Note no. 26 of the standalone financial statements. We identified the accuracy and completeness of related party transactions and its disclosure as set out in respective notes to the standalone financial statements as a key audit matter due to the significance of transactions with related parties during the year ended 31 March 2026 and regulatory compliance thereon	Our audit procedures, included the following: - Obtained, read and assessed the Trust's policies, processes and procedures in respect of identifying related parties, evaluating of arm's length, obtaining necessary approvals, recording and disclosure of related party transactions, including compliance of transactions and disclosures in accordance with InvIT regulations. - We tested, on a sample basis, related party transactions with the underlying contracts and other supporting documents for appropriate authorization and approval for such transactions. - We read minutes of Board and its relevant committee meetings in connection with transactions with related parties affected during the year and Trust's assessment of related party transactions being in the ordinary course of business at arm's length and in accordance with the InvIT regulations. - Assessed and tested the disclosures made in accordance with the requirements of Ind AS and InvIT regulations.

Information Other than the Standalone Financial Statements and Auditor's Report Thereon

The management of POWERGRID Unchahar Transmission Limited ("Investment Manager") is responsible for the preparation of the other information. The other information comprises the information that may be included in the Management Discussion and Analysis, Investment Manger's report including Annexures to Investment Manager's Report and Investment Manager's Information but does not include the standalone financial statements and our auditor's report thereon. The other information as identified above is expected to be made available to us after the date of this Auditor's Report.

Our opinion on the standalone financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

When we read those documents including annexures, if any thereon, if we conclude that there is a material misstatement therein, we shall communicate the matter to those charged with the governance.

Management's Responsibility for the Standalone Financial Statements

The Management of POWERGRID Unchahar Transmission Limited ('Investment Manager'), is responsible for the preparation of these standalone financial statements that give a true and fair view of the financial position as at 31 March 2026, financial performance including other comprehensive income, movement of the unit holders' equity and cash flows for the year ended 31 March 2026, its net assets at fair value as at 31 March 2026, its total returns at fair value and the net distributable cash flows of the Trust for the year ended 31 March 2026, in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1) (a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended read with the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder (together referred to as the" InvIT Regulations"). Responsibility also includes maintenance of adequate accounting records in accordance with the provisions of InvIT Regulations for safeguarding of the assets of the Trust and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone financial statements, management is responsible for assessing the Trust's ability to continue as going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Trust or to cease operations, or has no realistic alternative but to do so.

The Investment Manager is also responsible for overseeing the Trust's financial reporting process.

Auditor's Responsibilities for the Audit of Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosure in the financial statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the standalone financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the standalone financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

Based on our audit and as required by InvIT Regulations, we report that:

a) We have obtained all the information and explanations which, to the best of our knowledge and belief were necessary for the purpose of our audit;

b) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Unit Holder's Equity and the Statement of Cash Flow dealt with by this report are in agreement with the books of account of the Trust; and

c) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1) (a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended.

d) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Trust

For **S.K.Mittal & Co.**
Chartered Accountants
FRN: 001135N

(CA Gaurav Mittal)
Partner
Membership No.: 099387

Place: New Delhi
UDIN: 26099387JTGGBP1401
Dated: 15 May 2026

Standalone Balance Sheet

as at 31 March 2026

₹ in million

Particulars	Note No	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Financial Assets			
Investments	3	46,108.74	46,822.02
Loans	4	44,648.09	47,091.03
Other non-current assets	5	7.51	8.03
		90,764.34	**93,921.08**
Current assets			
Financial Assets			
Loans	6	20.93	13.61
Cash and cash equivalents	7	2,243.11	2,109.84
Bank balances other than Cash and cash equivalents	8	234.67	231.92
Other current financial assets	9	2.84	3.33
		2,501.55	**2,358.70**
Total Assets		**93,265.89**	**96,279.78**
EQUITY AND LIABILITIES			
Equity			
Unit capital	10	90,999.92	90,999.92
Distribution – Repayment of Capital		(6,779.50)	(4,413.50)
Other Equity	11	(1,598.18)	(1,029.50)
		82,622.24	**85,556.92**
Liabilities			
Non-current liabilities			
Financial Liabilities			
Borrowings	12	10,552.66	10,635.02
Other Non-current Financial Liabilities	13	0.08	-
		10,552.74	**10,635.02**
Current liabilities			
Financial Liabilities			
Borrowings	14	82.86	82.86
Trade payables			
Total outstanding dues of micro enterprises and small enterprises		-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises.	15	1.79	1.52
Other current financial Liabilities	16	5.87	3.12
Other current liabilities	17	0.39	0.34
Current Tax Liabilities (Net)	18	-	-
		90.91	**87.84**
Total Equity and Liabilities		**93,265.89**	**96,279.78**

The accompanying notes (1 to 34) form an integral part of financial statements.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Date: 15 May 2026

Standalone Statement of Profit and Loss

for the year ended 31 March 2026

₹ in million

Particulars	Note No	For the year ended 31 March 2026	For the year ended 31 March 2025
INCOME			
Revenue From Operations	19	9,528.59	8,846.04
Other Income	20	71.54	68.74
Total Income		**9,600.13**	**8,914.78**
EXPENSES			
Valuation Expenses		0.46	0.46
Payment to Auditor			
- Statutory Audit Fees		0.14	0.14
- Other Services (Including Tax Audit & Certifications)		0.10	0.07
Investment manager fees		113.23	105.87
Trustee fee		0.35	0.35
Other expenses	21	14.91	14.20
Finance costs	22	741.77	555.48
Impairment/(Reversal of Impairment) of Investment in Subsidiaries		713.28	(10,665.89)
Total expenses		**1,584.24**	**(9,989.32)**
Profit for the period before tax		**8,015.89**	**18,904.10**
Tax expense:			
Current tax - Current Year		30.58	29.38
- Earlier Years		-	-
Deferred tax		-	-
		30.58	**29.38**
Profit for the period after tax		**7,985.31**	**18,874.72**
Other Comprehensive Income			
Items that will not be reclassified to profit or loss		-	-
Items that will be reclassified to profit or loss		-	-
		-	-
Total Comprehensive Income for the period		**7,985.31**	**18,874.72**
Earnings per Unit			
Basic (in ₹)		8.78	20.74
Diluted (in ₹)		8.78	20.74

The accompanying notes (1 to 34) form an integral part of financial statements.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Date: 15 May 2026

Standalone Statement of Changes in Unitholders' Equity

for the year ended 31 March 2026

₹ In million

A. Unit capital	Amount
Balance as at 01 April 2025	**90,999.92**
Units issued during the period	-
Balance as at 31 March 2026	**90,999.92**
Balance as at 01 April 2024	**90,999.92**
Units issued during the period	-
Balance as at 31 March 2025	**90,999.92**

B. Distribution – Repayment of Capital	Amount
Repayment of Capital as at 01 April 2025	**(4,413.50)**
Repayment of Capital during the period*^	(2,366.00)
Repayment of Capital as at 31 March 2026	**(6,779.50)**
Repayment of Capital as at 01 April 2024	**(2,438.80)**
Repayment of Capital during the period*^^	(1,974.70)
Repayment of Capital as at 31 March 2025	**(4,413.50)**

C. Other equity	Amount
Retained Earnings	
Balance as at 01 April 2025	**(1,029.50)**
Profit for the period	7,985.31
Distribution during the period (other than Repayment of Capital)*^	(8,553.99)
Balance as at 31 March 2026	**(1,598.18)**
Balance as at 01 April 2024	**(10,958.93)**
Profit for the period	18,874.72
Distribution during the period (other than Repayment of Capital)*^^	(8,945.29)
Balance as at 31 March 2025	**(1,029.50)**

The accompanying notes (1 to 34) form an integral part of financial statements.

** The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of PGInvIT under the InvIT Regulations which includes repayment of debt by SPVs to PGInvIT.*

^ The distribution for year ended 31 March 2026 does not include the distribution relating to the quarter ended 31 March 2026,as the same will be paid subsequently.

^^ The distribution for year ended 31 March 2025 does not include the distribution relating to the quarter ended 31 March 2025, as the same was paid subsequent to the year ended 31 March 2025.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Date: 15 May 2026

Standalone Statement of Cash Flows

for the year ended 31 March 2026

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
A. Cash flows from operating activities		
Profit before tax	8,015.89	18,904.10
Adjustments for:		
Impairment of investment in subsidiary	713.28	(10,665.89)
Interest income on loans given to subsidiaries	(6,690.02)	(7,028.59)
Finance cost	741.77	555.48
Interest income on fixed deposits	(65.88)	(60.84)
Dividend received from subsidiaries	(2,838.57)	(1,817.45)
Operating Profit/ (loss) before changes in Assets and Liabilities	**(123.53)**	**(113.19)**
Adjustment for changes in Assets and Liabilities:		
- (Increase)/Decrease in Other current financial assets	(0.08)	(0.01)
- (Increase)/Decrease in Earmarked balance with banks	(2.75)	(106.41)
- Increase/(Decrease) in Other Non current financial liabilities	0.08	-
- Increase/(Decrease) in Other current financial liabilities	2.75	1.04
- Increase/(Decrease) in Other current liabilities	0.05	0.29
- Increase/(Decrease) in Trade Payables	0.27	0.13
- Increase/(Decrease) in Other non-current liabilities	-	(0.02)
Cash generated from operations	**(123.21)**	**(218.17)**
Direct taxes paid (net of refunds)	(30.06)	(28.98)
Net cash flow used in operating activities	**(153.27)**	**(247.15)**
B. Cash flows from investing activities		
Purchase of equity shares of subsidiary	-	(5,066.29)
Loans given to subsidiaries	(83.16)	(16.94)
Repayment of Loans given to subsidiaries	2,518.78	2,017.06
Interest income on loans given to subsidiaries	6,690.02	7,028.59
Interest income on fixed deposits	66.45	60.70
Dividend received from subsidiaries	2,838.57	1,817.45
Net cash flow from investing activities	**12,030.66**	**5,840.57**
C. Cash flow from financing activities		
Proceeds from borrowings	-	5,060.00
Repayment of borrowings	(82.86)	(35.10)
Payment of interest on long term borrowings	(741.27)	(554.99)
Payment of distribution on unit capital	(10,919.99)	(10,919.99)
Net cash flow used in financing activities	**(11,744.12)**	**(6,450.08)**
D. Net increase in cash and cash equivalents (A + B + C	**133.27**	**(856.66)**
E. Cash and cash equivalents as at beginning of year	**2,109.84**	**2,966.50**
F. Cash and cash equivalents as at year end	**2,243.11**	**2,109.84**

Components of Cash and cash equivalents: ₹ In million

Balances with banks	As at 31 March 2026	As at 31 March 2025
On current accounts	0.36	1.51
Deposit with original maturity of 3 months or less	2,242.75	2,108.33
Total cash and cash equivalents	**2,243.11**	**2,109.84**

The accompanying notes (1 to 34) form an integral part of financial statements.

Standalone Statement of Cash Flows

for the year ended 31 March 2026

Reconciliation between opening and closing balances for liabilities arising from financing activities (including current maturities) :-

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Long term borrowings		
Balance at the beginning of the year	10,717.88	5,692.49
Cash flow		
- Interest	(741.27)	(554.99)
- Proceeds/(repayments)	(82.86)	5,024.90
Accrual	741.77	555.48
Balance at the end of the year	**10,635.52**	**10,717.88**

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Date: 15 May 2026

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

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Director
DIN: 10809416
Place: Gurugram

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Statement of Net Assets at Fair Value

as at 31 March 2026

₹ in million

Sl. No.	Particulars	As at 31 March 2026		As at 31 March 2025	
		Book value	Fair value*	Book value	Fair value*
A	Total Assets	93,265.89	93,265.89	96,279.78	96,375.99
B	Total Liabilities	10,643.65	10,643.65	10,722.86	10,722.86
C	Net Assets (A-B)	82,622.24	82,622.24	85,556.92	85,653.13
D	Number of units (in million)	910.00	910.00	910.00	910.00
E	NAV (C/D) (in ₹)	90.79	90.79	94.02	94.12

**Fair value of the assets as disclosed in the above tables are derived based on the fair valuation report issued by the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.*

The Trust holds investment in SPVs in the form of equity and debt and SPVs in turn hold the projects. Hence, the breakup of property wise fair values has been disclosed in the Consolidated financial statements.

STATEMENT OF TOTAL RETURNS AT FAIR VALUE as at 31 March 2026

₹ in million

Particulars	As at 31 March 2026	As at 31 March 2025
Total Comprehensive Income #	7,985.31	18,874.72
Add/(less): Other Changes in Fair Value not recognized in Total Comprehensive Income	-	-
Total Return	**7,985.31**	**18,874.72**

#Total comprehensive income as per Profit & Loss statement captures the impact of fair valuation through impairment of Investment in subsidiaries. Same is based on the fair valuation report of the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 DATED 11 JULY 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

A) Statement of Net Distributable Cash Flows (NDCFs) of PGInvIT

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the Trust	(153.27)	(247.15)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	11,900.46	11,609.92
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	66.45	60.70
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(741.27)	(554.99)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	(82.86)	(35.10)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	(83.16)	(23.23)
NDCF at Trust Level	**10,906.35**	**10,810.15**

**Note: Includes dividend income of ₹ 599.91 millions declared after 31 March 2026 by SPVs but received before finalization and adoption of accounts at PGInvIT and excludes dividend received from the SPVs during accounting period but pertains to previous period.*

*** During the period, Trust has given loan to KATL & PPTL for the construction of RTM Project*

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	10,906.35	10,810.15
Less retained at Trust / (Utilised out of previous retention)	(13.64)	(109.84)
NDCF distributed to Unitholders	**10,919.99**	**10,919.99**

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)-A#	**2,856.66**	**2,966.50**
Adjustment		
Add: Dividend received post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGInvIT	599.91	746.82
Add : Withheld amount/(Utilised) as per regulations	(613.55)	(856.66)
Total Adjustment-B	**(13.64)**	**(109.84)**
Balance as at close of Period (Cash and Cash equivalents) (A+B)*#	**2,843.02**	**2,856.66**

**After consideration of dividend payment post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGInvIT*

 # Cash position excludes DSRA reserve and unclaimed distribution lying in bank accounts.

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

1. Trust information

POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Trust") was set up on 14 September 2020 as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882. The Trust was registered with SEBI on 7 January 2021 as an infrastructure investment trust under Regulation 3(1) of the InvIT Regulations having registration number IN/InvIT/20-21/0016. Power Grid Corporation of India Limited ("POWERGRID") is the Sponsor to the Trust. IDBI Trusteeship Services Limited is the Trustee to the Trust. POWERGRID Unchahar Transmission Limited ("PUTL") is appointed as the investment manager and POWERGRID is appointed as the project manager to the Trust. The investment objectives of the Trust are to carry on the activities of and to make investments as an infrastructure investment trust as permissible in terms of SEBI (Infrastructure Investment Trusts) Regulations, 2014 read with circulars and guidelines, notifications and amendments issued thereunder (collectively the "InvIT Regulations"), and in accordance with the Trust Deed. The investment of the Trust shall be in any manner permissible under, and in accordance with the InvIT Regulations and applicable law including in holding companies and/or special purpose vehicles and/or infrastructure projects and/or securities in India.

PGInvIT is holding special purpose vehicle ("SPV") / subsidiaries which are infrastructure projects engaged in the power transmission business in India. Details of the same as on 31 March 2026 are as follows:

Name of the SPV	Equity Holding
1. Vizag Transmission Limited ("VTL")	100%
2. Kala Amb Transmission Limited ("KATL") (formerly POWERGRID Kala Amb Transmission Limited ("PKATL"))	100%
3. Parli Power Transmission Limited ("PPTL") (formerly POWERGRID Parli Transmission Limited ("PPTL"))	100%
4. Warora Transmission Limited ("WTL") (formerly POWERGRID Warora Transmission Limited ("PWTL"))	100%
5. Jabalpur Power Transmission Limited ("JPTL") (formerly POWERGRID Jabalpur Transmission Limited ("PJTL")	100%

The standalone financial statements for the year ended 31 March 2026, were approved by the Board of Directors of Investment manager on 15 May 2026.

2. Material Accounting Policy Information

A summary of the material accounting policy information applied in the preparation of the financial statements are as given below. These accounting policies have been applied consistently to all periods presented in the financial statements.

2.1 Basis for Preparation

i) Compliance with Ind AS and InvIT Regulations

These financial statements are the separate financial statements of the Trust and comprise of the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Unitholders' Equity for the year then ended and the Statement of Net Assets at fair value as at 31 March 2026 and the Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCFs') for the year then ended and a summary of significant accounting policies and other explanatory notes prepared in compliance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act), Companies (Indian Accounting Standards) Rules, 2015 and InvIT Regulations, in each case, to the extent applicable and as amended thereafter

ii) Basis of Measurement

The financial statements have been prepared on accrual basis and under the historical cost convention except certain financial assets and liabilities measured at fair value (Refer Note no. 2.7 for accounting policy regarding financial instruments).

iii) Functional and presentation currency

The financial statements are presented in Indian Rupees (Rupees or ₹), which is the Trust's functional and presentation currency and all amounts are rounded to the nearest million and two decimals thereof, except as stated otherwise.

iv) Use of estimates

The preparation of financial statements requires estimates and assumptions that affect the reported amount of assets, liabilities, revenue and expenses during the reporting period. Although, such estimates and assumptions are made on a reasonable and prudent basis taking into account all available information, actual results could differ from these estimates. The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision effects only that period or in the period of the revision and future periods if the revision affects both current and future years (Refer Note no. 24 on Significant accounting judgements, estimates and assumptions).

v) Current and non-current classification

The Trust presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no right at the end of the reporting period to defer settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets/liabilities are classified as non-current.

The Trust recognizes twelve months period as its operating cycle.

2.2 Fair value measurement

The Trust measures financial instruments at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Trust.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Trust uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1- Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;

Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Trust determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

In estimating the fair value of investments in subsidiaries, the Trust engages independent qualified external valuers to perform the valuation. The management works closely with the external valuers to establish the appropriate valuation techniques and inputs to the model. The management in conjunction with the external valuers also compares the change in fair value with relevant external sources to determine whether the change is reasonable. The management reports the valuation report and findings to the Board of the Investment Manager half yearly to explain the cause of fluctuations in the fair value of the projects.

At each reporting date, the management analyses the movement in the values of assets and liabilities which are required to be remeasured or reassessed as per the Trust's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation based upon relevant documents.

For the purpose of fair value disclosures, the Trust has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Quantitative disclosures of fair value measurement hierarchy (Note 25)
- Disclosures for valuation methods, significant estimates and assumptions (Note 24 and Note 25)
- Financial instruments (including those carried at amortised cost) (Note 3,4,6,9)

2.3 Borrowing Cost

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalized (net of income on temporary deployment of funds) as part of the cost of such assets till the assets are ready for the intended use. Qualifying assets are assets which take a substantial period of time to get ready for their intended use.

All other borrowing costs are recognised in Statement of Profit and Loss in the period in which they are incurred.

Borrowing costs includes interest expenses, other costs in connection with borrowing of fund and exchange differences to the extent regarded as an adjustment to borrowing costs.

2.4 Impairment of non-financial asset

The carrying amounts of the Trust's non-financial assets are reviewed at least annually to determine whether there is any indication of impairment considering the provisions of Ind AS 36 'Impairment of Assets'. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the higher of its fair value less costs to disposal and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit", or "CGU").

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the statement of profit and loss. Impairment losses recognized in respect of CGUs are reduced from the carrying amounts of the assets of the CGU.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

2.5 Cash and cash equivalents

Cash and cash equivalents include cash on hand and at bank, and deposits held at call with banks having a maturity of three months or less from the date of acquisition that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

2.6 Leases

Lease is a contract that conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

To assess whether a contract conveys the right to control the use of an identified asset, the Trust assesses whether: (i) the contract involves use of an identified asset, (ii) the customer has substantially all the economic benefits from the use of the asset through the period of the lease and (iii) the customer has the right to direct the use of the asset.

i) As a Lessee

At the date of commencement of the lease, the Trust recognises a right-of-use asset (ROU) and a corresponding lease liability for all lease arrangements in which it is a lessee, except for lease with a term of twelve months or less (i.e. short term leases) and leases for which the underlying asset is of low value. For these short-term and leases for which the underlying asset is of low value, the trust recognizes the lease payments on straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the inception date of the lease along with any initial direct costs, restoration obligations and lease incentives received.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The trust applies Ind AS 36 to determine whether a ROU asset is impaired and accounts for any identified impairment loss as described in the accounting policy 2.4 on "Impairment of non-financial assets".

The lease liability is initially measured at present value of the lease payments that are not paid at that date.

The interest cost on lease liability is expensed in the Statement of Profit and Loss, unless eligible for capitalization as per accounting policy 2.3 on "Borrowing costs".

Lease liability and ROU asset have been separately presented in the financial statements and lease payments have been classified as financing cash flows.

ii) As a Lessor

A lease is classified at the inception date as a finance lease or an operating lease.

a) Finance leases

A lease that transfers substantially all the risks and rewards incidental to ownership of an asset is classified as a finance lease.

Net investment in leased assets is recorded as receivables at the lower of the fair value of the leased property and the present value of the minimum lease payments as Lease Receivables under current and non-current other financial assets.

The interest element of lease is accounted in the Statement of Profit and Loss over the lease period based on a pattern reflecting a constant periodic rate of return on the net investment.

b) Operating leases

An operating lease is a lease other than a finance lease. Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

For operating leases, the asset is capitalized as property, plant and equipment and depreciated over its economic life. Rental income from operating lease is recognized over the term of the arrangement.

2.7 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial Assets

Classification

The Trust classifies its financial assets in the following categories:

- at amortised cost,
- at fair value through other comprehensive income
- at fair value through profit and loss

Notes
to the Standalone Financial Statements for the year ended March 31, 2026

The classification depends on the following:

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs, if any, that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

Debt Instruments at Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Debt Instruments at Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to profit and loss. Interest income from these financial assets is included in finance income using the effective interest rate method.

Debt instruments at Fair value through profit or loss (FVPL): Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. Interest income and net gain or loss on a debt instrument that is subsequently measured at FVPL are recognised in statement of profit and loss and presented within other income in the period in which it arises.

Equity investments

All equity investments in scope of Ind AS 109 'Financial Instruments' are measured at fair value. The trust may, on initial recognition, make an irrevocable election to present subsequent changes in the fair value in other comprehensive income (FVOCI) on an instrument by-instrument basis.

For equity instruments classified as at FVOCI, all fair value changes on the instrument, excluding dividends are recognized in the OCI. There is no recycling of the amounts from OCI to Profit or Loss, even on sale of investment. However, the Trust may transfer the cumulative gain or loss within equity.

Derecognition of financial assets

A financial asset is derecognized only when

i) The right to receive cash flows from the asset have expired, or

ii) (a) The trust has transferred the rights to receive cash flows from the financial asset (or) retains the contractual rights to receive the cash flows of the financial assets, but assumes a contractual obligation to pay the cash flows to one or more recipients and

(b) the trust has transferred substantially all the risks and rewards of the asset (or) the trust has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The difference between the carrying amount and the amount of consideration received/receivable is recognised in the Statement of Profit and Loss.

Impairment of financial assets:

For trade receivables and contract assets, the trust applies the simplified approach required by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

For recognition of impairment loss on other financial assets and risk exposure, the trust determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month Expected Credit Loss (ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 -month ECL.

Financial Liabilities

Financial liabilities of the Trust are contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Trust.

Notes
to the Standalone Financial Statements for the year ended March 31, 2026

The Trust's financial liabilities include loans & borrowings, trade and other payables.

Classification, initial recognition and measurement

Financial liabilities are recognised initially at fair value minus transaction costs that are directly attributable to the issue of financial liabilities.

Subsequent measurement

After initial recognition, financial liabilities are subsequently measured at amortised cost using the EIR method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Profit and Loss over the period of the borrowings using the EIR. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised.

The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Derecognition of financial liability

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in Statement of Profit and Loss as other income or finance cost.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.8 Investment in subsidiaries

The Trust accounts for its investments in subsidiaries at cost less accumulated impairment losses (if any) in its separate financial statements. The cost comprises price paid to acquire investment and directly attributable cost.

Investments accounted for at cost are accounted for in accordance with Ind AS 105, 'Non-current Assets Held for Sale and Discontinued Operations', when they are classified as held for sale.

2.9 Foreign Currencies Translation

The Trust's financial statements are presented in INR, which is its functional currency. The Trust does not have any foreign operation.

Transactions and balances

Transactions in foreign currencies are initially recorded by the Trust at the exchange rate prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies are translated with reference to the rates of exchange ruling on the date of the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

2.10 Income Tax

Income tax expense represents the sum of current and deferred tax. Tax is recognised in the Statement of Profit and Loss, except to the extent that it relates to items recognised directly in equity or other comprehensive income. In this case the tax is also recognised directly in equity or in other comprehensive income.

Current income tax

The Current Tax is based on taxable profit for the year under the tax laws enacted and applicable to the reporting period in the countries where the trust operates and generates taxable income and any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the trust's financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the Balance Sheet method. Deferred tax assets are generally recognised for all deductible temporary differences, unused tax losses and unused tax credits to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, unused tax losses and unused tax credits can be utilised. The carrying amount of deferred tax assets is reviewed at each Balance Sheet date and reduced to the extent that it is no longer probable that

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

sufficient taxable profits will be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the Balance Sheet date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority.

2.11 Revenue

Interest income

For all debt/debt instruments measured at amortised cost, interest income is recorded using the effective interest rate (EIR). EIR is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, where appropriate, to the gross carrying amount of the financial asset or to the amortised cost of a financial liability. When calculating the effective interest rate, the Trust estimates the expected cash flows by considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) but does not consider the expected credit losses.

Dividends

Income from dividend on investments is accrued in the year in which it is declared, whereby the Trust's right to receive is established.

2.12 Cash distributions to unitholders

The Trust recognises a liability to make cash distributions to unitholders when the distribution is authorised, and a legal obligation has been created. As per the InvIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Investment Manager. A corresponding amount is recognised directly in equity

2.13 Provision and contingencies

Provisions

Provisions are recognised when the Trust has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted. Unwinding of the discount is recognised in the Statement of Profit and Loss as a finance cost. Provisions are reviewed at each Balance Sheet date and are adjusted to reflect the current best estimate.

Contingencies

Contingent liabilities are disclosed on the basis of judgment of the management / independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Trust or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the Notes to the Financial Statements.

Contingent assets are possible assets that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Trust. Contingent assets are disclosed in the financial statements when inflow of economic benefits is probable on the basis of judgment of management. These are assessed continually to ensure that developments are appropriately reflected in the financial statements.

2.14 Prior Period Items

Material prior period errors are corrected retrospectively by restating the comparative amounts for prior period presented in which the error occurred or if the error occurred before the earliest period presented, by restating the opening balance sheet.

2.15 Earnings per unit

Basic earnings per unit is computed using the net profit or loss for the year attributable to the unitholders and weighted average number of shares outstanding during the year.

Diluted earnings per unit is computed using the net profit or loss for the year attributable to the unitholders and weighted average number of units and potential units outstanding during the year, except where the result would be anti-dilutive.

2.16 Statement of Cash Flows

Statement of Cash flows is prepared as per indirect method prescribed in the Ind AS 7 'Statement of Cash Flows'

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 3/ Investments

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Investment in Equity Instruments (Fully paid up) at cost		
Unquoted		
Subsidiary Companies		
Vizag Transmission Limited		
20,97,30,000 Shares of ₹ 10 each.	13,557.55	14,869.20
Less: Impairment/(Reversal of Impairment)	340.07	1,311.65
	13,217.48	**13,557.55**
Kala Amb Transmission Limited		
6,10,00,000 Shares of ₹ 10 each.	2,149.41	2,450.88
Less: Impairment/(Reversal of Impairment)	(25.05)	301.47
	2,174.46	**2,149.41**
Parli Power Transmission Limited		
32,21,00,000 Shares of ₹ 10 each.	11,225.02	11,789.27
Less: Impairment/(Reversal of Impairment)	161.83	564.25
	11,063.19	**11,225.02**
Warora Transmission Limited		
39,33,00,000 Shares of ₹ 10 each.	11,651.48	12,091.31
Less: Impairment/(Reversal of Impairment)	224.61	439.83
	11,426.87	**11,651.48**
Jabalpur Power Transmission Limited		
22,69,10,000 Shares of ₹ 10 each.	8,238.56	8,238.56
Less: Impairment/(Reversal of Impairment)	11.82	-
	8,226.74	**8,238.56**
TOTAL	**46,108.74**	**46,822.02**

Further Notes:

Details of the subsidiaries are as follows:

Name of Subsidiary	Country of Incorporation	Ownership Interest % as on 31 March 2026	Ownership Interest % as on 31 March 2025
Vizag Transmission Limited	India	100%	100%
Kala Amb Transmission Limited	India	100%	100%
Parli Power Transmission Limited	India	100%	100%
Warora Transmission Limited	India	100%	100%
Jabalpur Power Transmission Limited	India	100%	100%

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 4/ Loans

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Unsecured, Considered good		
Loans to Related Parties		
Loans to Subsidiaries*	44,648.09	47,091.03
TOTAL	**44,648.09**	**47,091.03**

Further Notes:

** Details of loans to related parties is provided in Note 26.*

**Loans are non-derivative financial assets. Outstanding Loan amounting to ₹ 44,449.83 million (previous year ₹ 46,953.84 million) to SPVs presently carries an interest rate of 14.5% (Fourteen and half per cent) per annum payable quarterly, however, the same can be reset by mutual agreement between Parties. The loans are repayable by the subsidiaries upon expiry of period of their respective Transmission Services Agreement. Further, the subsidiaries are entitled to prepay all or any portion of the outstanding principal with a prior notice.*

Outstanding Loan amounting to ₹ 219.19 million including Current maturities amounting to ₹ 20.93 million- Refer Note no. 6 (previous year ₹ 150.80 million including Current maturities amounting to ₹ 13.61 million) presently carries an interest rate of 10.5% (Ten and half per cent) per annum payable quarterly however, the same can be reset by mutual agreement between Parties. The loan shall be repaid through equal quarterly installment in 12 years starting from the date of DOCO. The SPV is entitled to prepay all or any portion of the outstanding principal amounts of the Loan without any prepayment penalty or premium.

Note 5/ Other Non-current Assets

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Advance Tax and Tax Deducted at Source	137.07	107.01
Less: Tax Liabilities (Refer Note 18)	(129.56)	(98.98)
Total	**7.51**	**8.03**

Note 6/ Loans

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Unsecured, Considered good		
Loans to Related Parties		
Loans to Subsidiaries*	20.93	13.61
TOTAL	**20.93**	**13.61**

Further Notes:

** Details of loans to related parties is provided in Note 26.*

**Refer note no. 4 for Loans to Subsidiaries.*

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 7/ Cash and Cash Equivalents

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Balance with banks-		
- In Current accounts	0.36	1.51
- In term deposits (with maturity of 3 months or less)	2,242.75	2,108.33
Total	**2,243.11**	**2,109.84**

Further Notes:

Balance in current account does not earn interest . Surplus money is transferred into Term Deposits.

Note 8/ Bank Balances other than Cash and Cash Equivalents

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Earmarked balance with banks (For Distribution Payments)*	5.85	3.10
In Term Deposits having maturity over 3 months but upto 12 months (DSRA)	228.82	228.82
Total	**234.67**	**231.92**

Further Notes:

**Earmarked balance with banks pertains to unclaimed distribution to unitholders.*

Note 9/ Other Current Financial Assets

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Unsecured, Considered good		
Interest accrued on term deposits	2.74	3.31
Others	0.10	0.02
Total	**2.84**	**3.33**

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 10/ Unit capital

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Unit Capital		
Issued, subscribed and paid up		
909,999,200 units (Issue Price of ₹ 100 Each)	90,999.92	90,999.92
Total	**90,999.92**	**90,999.92**

Further Notes:

Terms/rights attached to Units

The Trust has only one class of units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the InvIT Regulations.

A Unitholder has no equitable or proprietary interest in the projects of PGInvIT and is not entitled to any share in the transfer of the projects (or any part thereof) or any interest in the projects (or any part thereof) of PGInvIT. A Unitholder's right is limited to the right to require due administration of PGInvIT in accordance with the provisions of the Trust Deed and the Investment Management Agreement.

Reconciliation of the number of units outstanding and the amount of unit capital:

Particulars	No. of Units	₹ in million
As on 01 April 2025	**909,999,200**	**90,999.92**
Issued during the year	-	-
As on 31 March 2026	**909,999,200**	**90,999.92**
As on 01 April 2024	**909,999,200**	**90,999.92**
Issued during the year	-	-
As on 31 March 2025	**909,999,200**	**90,999.92**

Details of Sponsor holding:

Particulars	No. of Units	% holding
Power Grid Corporation of India Limited (Sponsor)	136,500,100	15%

Unitholders holding more than 5 (five) percent units in the Trust:

Name of Unitholder	As at 31 March 2026		As at 31 March 2025	
	Nos. in million	% holding	Nos. in million	% holding
POWER GRID CORPORATION OF INDIA LIMITED (SPONSOR)	136.50	15.00%	136.50	15.00%
CPP INVESTMENT BOARD PRIVATE HOLDINGS 4 INC	-	-	91.84	10.09%
NPS TRUST	62.87	6.91%	63.04	6.93%
HDFC TRUSTEE COMPANY LTD	50.50	5.55%	35.84	3.94%
WHITEOAK MUTUAL FUND	-	-	16.04	1.76%

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 11/ Other Equity

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Retained Earnings		
Balance at the beginning of the year	(1,029.50)	(10,958.93)
Net Profit for the year	7,985.31	18,874.72
Distribution during the year	(8,553.99)	(8,945.29)
Balance at the end of the year	**(1,598.18)**	**(1,029.50)**

Retained earnings

Retained earnings are the profits earned till date, less any transfers to reserves and distributions paid to unitholders.

Note 12/ Borrowings

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Secured Indian Rupee Loan from Banks		
Term loan from HDFC BANK LTD	10,640.33	10,723.19
Less: Current maturities	82.86	82.86
	10,557.47	**10,640.33**
Less: Unamortised transaction cost	4.81	5.31
Total	**10,552.66**	**10,635.02**

Further Notes:

The term loan is secured by (i) first pari passu charge on entire current assets including loans and advances, any receivables accrued/realized from those loans and advances extended by the Trust to its subsidiaries (direct or indirect) including loans to all project SPVs and future SPVs; (ii) First pari-passu charge on Escrow account of the Trust and (iii) First and exclusive charge on Debt Service Reserve Account.

First tranche of term loan of ₹ 5,755.85 mn from bank was raised at the interest rate of 3 months T-Bill rate plus spread of 194 basis point and repayable in 64 quarterly installments of varying amounts commencing from 30 June 2022. The spread has been revised to 127 basis points w.e.f. 9th July 2023.

Second tranche of term loan of ₹ 5,060.00 mn from bank was raised at the interest rate of Repo rate plus spread of 150 basis point and repayable in 64 quarterly installments of varying amounts commencing from 31 March 2025.

There have been no breaches in the financial covenants with respect to borrowings.

There has been no default in repayment of loans or payment of interest thereon as at the end of the year.

Note 13/ Other Non- Current Financial Liabilities

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Deposit/Retention money from contractors and others	0.08	-
Total	**0.08**	**-**

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 14/ Borrowings

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Secured Indian Rupee Loan from Banks		
Current maturities of Term loan from HDFC Bank Ltd.	82.86	82.86
Total	**82.86**	**82.86**

Refer Note no. 12 for Borrowings.

Note 15/ Trade payables

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
For goods and services		
Total outstanding dues of Micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than Micro enterprises and small enterprises		
- Related party	-	-
- Others	1.79	1.52
Total	**1.79**	**1.52**

Further Notes:

₹ In million

Ageing of Trade Payables is as follows:	Not billed	<1Y	1Y-2Y	2Y-3Y	>3Y	Total
As at 31 March 2026						
MSME						
Disputed	-	-	-	-	-	-
Undisputed	-	-	-	-	-	-
Total	-	-	-	-	-	-
Others						
Disputed	-	-	-	-	-	-
Undisputed	1.79	-	-	-	-	1.79
Total	**1.79**	**-**	**-**	**-**	**-**	**1.79**
As at 31 March 2025						
MSME						
Disputed	-	-	-	-	-	-
Undisputed	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**
Others						
Disputed	-	-	-	-	-	-
Undisputed	1.52	-	-	-	-	1.52
Total	**1.52**	**-**	**-**	**-**	**-**	**1.52**

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 16/ Other Current Financial Liabilities

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Unclaimed Distribution	5.85	3.10
Deposit/Retention money from contractors and others	0.02	0.02
Total	**5.87**	**3.12**

Note 17/ Other Current Liabilities

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Statutory Dues	0.39	0.34
Total	**0.39**	**0.34**

Note 18/ Current Tax Liabilities (Net)

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Taxation (Including interest on tax)		
As per last balance sheet	98.98	69.60
Additions during the year	30.58	29.38
Amount adjusted during the year	-	-
Total	**129.56**	**98.98**
Net off against Advance tax and TDS (Refer Note 5)	(129.56)	(98.98)
Total	**-**	**-**

Note 19/ Revenue from Operations

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Operating Revenue		
Interest Income on Loans given to Subsidiaries	6,690.02	7,028.59
Dividend Income from Subsidiaries	2,838.57	1,817.45
Total	**9,528.59**	**8,846.04**

Further Note:

Disclosure with regard to Transactions with related parties is given in Note 26.

Note 20/ Other Income

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Other Income		
Interest on Fixed Deposits	65.88	60.84
Miscellaneous Income	5.66	7.90
Total	**71.54**	**68.74**

**Miscellaneous Income includes financial benefit on distribution accounts*

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

Note 21/ Other Expenses

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Legal Expenses	1.51	1.56
RTA Fee	0.63	0.61
Professional Charges	1.57	1.82
Rating Fee	2.12	1.90
Listing Fee	4.72	4.72
Custodial Fee	2.25	1.51
Annual Meeting Expenses	0.90	0.69
Miscellaneous Expenses	1.21	1.39
Total	**14.91**	**14.20**

** Miscellaneous Expenses includes Software subscription charges, printing and stationary etc..*

Note 22/ Finance cost

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest and finance charges on financial liabilities at amortised cost		
Interest on Secured Indian Rupee Term Loan from Banks	741.27	554.99
Amortization of Upfront fee	0.50	0.49
Total	**741.77**	**555.48**

23. Earnings per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the year attributable to unitholders by the weighted average number of units outstanding during the year.

Diluted EPU amounts are calculated by dividing the profit attributable to unitholders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Profit after tax for calculating basic and diluted EPU (₹ in million)	7,985.31	18,874.72
Weighted average number of units in calculating basic and diluted EPU (No. in million)	910.00	910.00
Earnings Per Unit		
Basic (₹ /unit)	8.78	20.74
Diluted (₹ /unit)	8.78	20.74

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

24. Significant accounting judgements, estimates and assumptions

The preparation of the Trust's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(i) Judgement

In the process of applying the Trust's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements.

a) Classification of Unitholders' Funds

Under the provisions of the InvIT Regulations, PGInvIT is required to distribute to unitholders not less than ninety percent of the net distributable cash flows of PGInvIT for each financial year. Accordingly, a portion of the unitholders' funds contains a contractual obligation of the Trust to pay to its unitholders cash distributions. The unitholders' funds could therefore have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 – 'Financial Instruments: Presentation'. However, in accordance with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July11, 2025 issued under the InvIT Regulations, the unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Chapter 3 of the SEBI Master Circular dated July 11, 2025 dealing with the minimum disclosures for key financial statements. In line with the above, the distribution payable to unitholders is recognized as liability when the same is approved by the Investment Manager.

(ii) Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities or fair value disclosures within the next financial year, are described below. The Trust based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Trust. Such changes are reflected in the assumptions when they occur.

a) Fair Valuation and disclosure

SEBI Circulars issued under the InvIT Regulations require disclosures relating to net assets at fair value and total returns at fair value. In estimating the fair value of investments in subsidiaries (which constitute substantial portion of the net assets), the Trust engages independent qualified external valuer, as mandated under InvIT Regulations, to perform the valuation. The management works closely with the valuers to establish the appropriate valuation techniques and inputs for valuation. The management reports the valuation report and findings to the Board of the Investment Manager half yearly to explain the cause of fluctuations in the fair value of the projects. The inputs for the valuation are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates, etc. Changes in assumptions about these factors could affect the fair value.

b) Impairment of Investment in Subsidiaries

The provision for impairment/ (reversal of impairment) of investments in subsidiaries is made based on the difference between the carrying amounts and the recoverable amounts. The recoverable amount of the investments in subsidiaries has been computed by external independent valuation experts based on value in use calculation for the underlying projects (based on discounted cash flow model). On a periodic basis, according to the recoverable amounts of individual portfolio assets computed by the valuation experts, the Trust tests impairment on the amounts invested in the respective subsidiary companies.

c) Provisions and contingencies

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with Ind AS 37 "Provisions, Contingent Liabilities and Contingent Assets".

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

The evaluation of the likelihood of the contingent events has required best judgment by management regarding the probability of exposure to potential loss. Should circumstances change following unforeseeable developments, this likelihood could alter.

d) **Income Taxes:**

Significant estimates are involved in determining the provision for current and deferred tax, including amount expected to be paid/recovered for uncertain tax positions.

25. Fair Value Measurements

The management has assessed that the financial assets and financial liabilities as at year end are reasonable approximations of their fair values.

The Trust is required to present the statement of total assets at fair value and statement of total returns at fair value as per SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July11, 2025 as a part of these financial statements- Refer Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value.

The inputs to the valuation models for computation of fair value of assets for the above mentioned statements are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates, etc.

The significant unobservable inputs used in the fair value measurement required for disclosures categorised within Level 3 of the fair value hierarchy together with a quantitative sensitivity analysis as at 31 March 2026 and 31 March 2025 are as shown below:

(₹ in million)

Significant unobservable input	Input for 31 March 2026	Sensitivity of input to the fair value	Increase/(Decrease) in fair value 31 March 2026
WACC	8.00%	8.50%	(3,942.61)
		7.50%	5,008.23

(₹ in million)

Significant unobservable input	Input for 31 March 2025	Sensitivity of input to the fair value	Increase/(Decrease) in fair value 31 March 2025
WACC	8.00%	8.50%	(4,002.51)
		7.50%	4,444.10

Quantitative disclosures fair value measurement hierarchy for assets :

(₹ in million)

Particulars	Date of valuation	Level 1	Level 2	Level 3	Total
Assets for which fair values are disclosed:	31-Mar-26	-	-	90,777.76	90,777.76
Investment in subsidiaries (Including loan to subsidiaries)	31-Mar-25	-	-	93,926.66	93,926.66

There have been no transfers among Level 1, Level 2 and Level 3.

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

26. Related Party Disclosures

(A) Disclosure as per Ind AS 24 - "Related Party Disclosures"

Name of entity	Place of business/ country of incorporation	Relationship with Trust	Proportion of Ownership as at 31 March 2026	Proportion of Ownership as at 31 March 2025
Vizag Transmission Limited	India	Subsidiaries	100%	100%
Kala Amb Transmission Limited	India	Subsidiaries	100%	100%
Parli Power Transmission Limited	India	Subsidiaries	100%	100%
Warora Transmission Limited	India	Subsidiaries	100%	100%
Jabalpur Power Transmission Limited	India	Subsidiaries	100%	100%
Power Grid Corporation of India Limited	India	Sponsor and Project Manager / Entity with significant influence	15%	15%

(B) Disclosure as per Regulation 2(1) (zv) of the InvIT Regulations

(i) Parties to Trust

Name of entity	Place of business/ country of incorporation	Relationship with Trust	Proportion of Ownership as at 31 March 2026	Proportion of Ownership as at 31 March 2025
Power Grid Corporation of India Limited	India	Sponsor and Project Manager	15%	15%
POWERGRID Unchahar Transmission Limited	India	Investment Manager	NA	NA
IDBI Trusteeship Services Limited	India	Trustee	NA	NA

(ii) Promoters of the parties to Trust specified in (i) above

Name of entity	Promoter
Power Grid Corporation of India Limited	Government of India
POWERGRID Unchahar Transmission Limited	Power Grid Corporation of India Limited
IDBI Trusteeship Services Limited	IDBI Bank Limited
	Life Insurance Corporation of India
	General Insurance Corporation of India

(iii) Directors of the parties to Trust specified in (i) above

a) **Directors of Power Grid Corporation of India Limited:**

Shri Ravindra Kumar Tyagi (Ceased to be Chairman & Managing Director w.e.f. 31.03.2026)

Shri Burra Vamsi Rama Mohan* (Appointed as Chairman & Managing Director w.e.f 01.04.2026)

Shri Naveen Srivastava

Shri G. Ravisankar

Dr. Saibaba Darbamulla

Dr. Yatindra Dwivedi

Notes
to the Standalone Financial Statements for the year ended March 31, 2026

Shri Lalit Bohra (Ceased to be Govt. Nominee Director w.e.f. 11.04.2025)

Shri Abhay Bakre (Appointed as Govt. Nominee Director w.e.f 12.04.2025)

Shri Shiv Tapasya Paswan (Ceased to be Independent Director w.e.f. 15.04.2026)

Shri Rohit Vaswani (Ceased to be Independent Director w.e.f. 15.04.2026)

Smt. Sajal Jha

**Additional Charge for the post of Director (Projects).*

b) **Directors of POWERGRID Unchahar Transmission Limited**

Shri Naveen Srivastava

Dr. Anupam Arora (Appointed as Independent Director w.e.f 19.05.2025)

Shri Sanjay Sharma

Shri Amit Garg

c) **Key Managerial Personnel of POWERGRID Unchahar Transmission Limited**

Smt. Neela Das (CEO)

Shri Gaurav Malik (CFO)

Shri Shwetank Kumar (CS)

d) **Directors of IDBI Trusteeship Services Limited**

Shri Jayakumar S. Pillai

Shri Pradeep Kumar Malhotra

Ms. Baljinder Kaur Mandal(Ceased to be Director w.e.f. 30.09.2025)

Shri Balkrishna Variar

Shri Hare Krushna Panda

Shri Arun Kumar Agarwal

Shri Soma Nandan Satpathy

Shri Kumar Neel Lohit (Appointed as Additional Director w.e.f. 15.10.2025)

(C) Related Party Transactions

(i) The outstanding balances of related parties are as follows:

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March 2025
Loans given to subsidiaries (Unsecured)		
Vizag Transmission Limited	7,386.88	7,684.88
Kala Amb Transmission Limited	1,836.77	1,900.69
Parli Power Transmission Limited	11,130.35	11,844.05
Warora Transmission Limited	13,660.07	14,467.07
Jabalpur Power Transmission Limited	10,654.95	11,207.95
Total	**44,669.02**	**47,104.64**

Notes
to the Standalone Financial Statements for the year ended March 31, 2026

(ii) The transactions with related parties during the period are as follows: -

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March 2025
Income - Interest on loans to subsidiaries		
Vizag Transmission Limited	1,096.25	1,126.88
Kala Amb Transmission Limited	265.75	270.46
Parli Power Transmission Limited	1,673.83	1,781.41
Warora Transmission Limited	2,056.97	2,168.17
Jabalpur Power Transmission Limited	1,597.22	1,681.67
Total	**6,690.02**	**7,028.59**
Income - Dividend received from subsidiaries		
Vizag Transmission Limited	673.23	622.9
Kala Amb Transmission Limited	176.90	109.74
Parli Power Transmission Limited	802.03	485.21
Warora Transmission Limited	739.40	378.91
Jabalpur Power Transmission Limited	447.01	220.69
Total	**2,838.57**	**1,817.45**
Purchase of Equity Shares of KATL		
Power Grid Corporation of India Limited	-	427.96
Purchase of Equity Shares of PPTL		
Power Grid Corporation of India Limited	-	1870.12
Purchase of Equity Shares of WTL		
Power Grid Corporation of India Limited	-	1763.79
Purchase of Equity Shares of JPTL		
Power Grid Corporation of India Limited	-	1004.43
Loans to Subsidiaries		
Kala Amb Transmission Limited	24.86	15.83
Parli Power Transmission Limited	58.30	1.11
Total	**83.16**	**16.94**
Repayment of Loan by Subsidiaries		
Vizag Transmission Limited	298.00	95.00
Kala Amb Transmission Limited	88.78	32.06
Parli Power Transmission Limited	772.00	625.00
Warora Transmission Limited	807.00	700.00
Jabalpur Power Transmission Limited	553.00	565.00
Total	**2,518.78**	**2,017.06**
Payment of Investment Manager fee (Including Taxes)		
POWERGRID Unchahar Transmission Limited (Investment Manager)	**113.23**	105.87
Payment of Trustee fee (Including Taxes)		
IDBI Trusteeship Services Limited (Trustee)	**0.35**	0.35
Distribution Paid		
Power Grid Corporation of India Limited	1,638.00	1,638.00

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

27. Investment Manager Fees

Pursuant to the Investment Management Agreement dated 18 December 2020, Investment Manager fees is aggregate of

a. ₹ 72,500,000 per annum, in relation to the initial SPVs; and

b. 0.10% of the aggregate Gross Block of all Holding Companies and SPVs acquired by the InvIT after the execution of this agreement.

Further, the management fee set out above shall be subject to escalation on an annual basis at the rate of 6.75% of the management fee for the previous year. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the management fee.

28. Contingent liability

The Trust has no contingent liability to be reported.

29. Capital and other Commitments

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March, 2025
Company's commitment towards further loan in subsidiary companies	252.98	336.14

30. Segment reporting

The Trust's activities comprise of owning and investing in transmission SPVs to generate cash flows for distribution to unitholders. Based on the guiding principles given in Ind AS - 108 "Operating Segments", this activity falls within a single operating segment and accordingly the disclosures of Ind AS -108 have not separately been given.

31. Financial risk management

The Trust's principal financial liabilities comprises of borrowings denominated in Indian rupees, trade payables and other financial liabilities. The main purpose of these financial liabilities is to finance the Trust's investments and operations.

The Trust's principal financial assets include investments, loans, cash and cash equivalents and other financial assets that are generated from its operations.

The Trust's activities expose it to the following financial risks, namely,

(A) Credit risk,

(B) Liquidity risk,

(C) Market risk.

The Investment Manager oversees the management of these risks.

This note presents information regarding the Trust's exposure, objectives and processes for measuring and managing these risks.

The management of financial risks by the Trust is summarized below: -

(A) Credit Risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Trust is exposed to credit risk from its investing activities including loans to subsidiaries, deposits with banks and other financial instruments. As at 31 March 2026, the credit risk is considered low since substantial transactions of the Trust are with its subsidiaries.

(B) Liquidity Risk

Liquidity risk management implies maintaining sufficient cash and marketable securities for meeting its present and future obligations associated with financial liabilities that are required to be settled by delivering cash or another financial asset. The Trust's objective is to, at all times, maintain optimum levels of liquidity to meet its cash and collateral obligations. The Trust requires funds for short term operational needs as well as for servicing of financial obligation under term loan. The Trust closely monitors its liquidity position and deploys a robust cash management system. It aims to minimise these risks by generating sufficient cash flows from its current operations.

Maturities of financial liabilities

The table below analyses the Trust's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities.

The amount disclosed in the table is the contractual undiscounted cash flows.

(₹ in million)

Contractual maturities of financial liabilities	Within a year	Between 1-5 years	Beyond 5 years	Total
As at 31 March 2026				
Borrowings (including interest outflows)	788.49	3,344.42	14,517.62	18,650.53
Trade Payables	1.79	-	-	1.79
Other financial liabilities	5.87	-	-	5.87
Total	**796.15**	**3,344.42**	**14,517.62**	**18,658.19**
As at 31 March 2025				
Borrowings (including interest outflows)	875.79	3,599.89	15,958.13	20,433.81
Trade Payables	1.52	-	-	1.52
Other financial liabilities	3.12	-	-	3.12
Total	**880.43**	**3,599.89**	**15,958.13**	**20,438.45**

(C) MARKET RISK

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk:

(i) Currency risk

(ii) Interest rate risk

(iii) Equity price risk

(i) Currency risk

As on Reporting date the Trust does not have any exposure to currency risk in respect of foreign currency denominated loans and borrowings and procurement of goods and services.

(ii) Interest rate risk

Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Trust's exposure to the risk of changes in market interest rates relates primarily to the Trust's long-term debt obligations with floating interest rates.

The Trust's exposure to interest rate risk due to variable interest rate borrowings is as follows:

(₹ in million)

Particulars	Amount	Impact on profit / loss before tax for the year due to Increase or decrease in interest rate by 50 basis points
As at 31 March 2026	10,640.33	53.46
Term Loan from Bank		
As at 31 March 2025	10,723.19	35.02
Term Loan from Bank		

(iii) Equity price risk

The Trust has investments in equity shares of subsidiaries. Future value of the investment in subsidiaries are subject to market price risk arising due to fluctuation in the market conditions. Reports on the fair value of investment in subsidiaries are submitted to the management on periodic basis.

At the reporting date, the exposure to equity investments in subsidiary at carrying value was ₹ 46108.74 million. Sensitivity analyses of significant unobservable inputs used in the fair value measurement are disclosed in Note 26.

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

32. Capital management

Trust's objectives when managing capital are to

- maximize the unitholder value;
- safeguard its ability to continue as a going concern;
- maintain an optimal capital structure to reduce the cost of capital.

For the purpose of trust's capital management, unit capital includes issued unit capital and all other reserves attributable to the unitholders of the Trust. Trust manages its capital structure and makes adjustments in light of changes in economic conditions. To maintain or adjust the capital structure, trust may adjust the distribution to unitholders (subject to the provisions of InvIT regulations which require distribution of at least 90% of the net distributable cash flows of the Trust to unitholders), return capital to unitholders or issue new units. The Trust monitors capital using a gearing ratio, which is the ratio of Net Debt to total Equity plus Net Debt. The Trust's policy is to keep the gearing ratio optimum. The Group includes within Net Debt, interest bearing loans and borrowings and current maturities of long term debt less cash and cash equivalents.

The gearing ratio of the Trust was as follows: -

Particulars	As at 31 March 2026	As at 31 March 2025
(a) Long term debt (₹ in million)	10,640.33	10,723.19
(b) Less: Cash and cash equivalents	2,243.11	2,109.84
(c) Net Debt (a-b)	8,397.22	8,613.35
(d) Total Equity (₹ in million)	82,622.24	85,556.92
(e) Total Equity plus net debt (₹ in million) (c+d)	91,019.46	94,170.27
(f) Gearing Ratio (c/e)	9.23%	9.15%

The Trust's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

Distributions

Particulars	₹ in million
Distributions made during the year ended 31.03.2026 of ₹ 12.00 per unit (Comprising Taxable Dividend – ₹ 1.88, Exempt Dividend – ₹ 0.43, Interest – ₹ 7.04, Repayment of SPV Debt–₹ 2.60 and Treasury Income – ₹ 0.05)	10,919.99
Distributions made during the year ended 31.03.2025 of ₹ 12.00 per unit (Comprising Taxable Dividend – ₹ 1.60, Exempt Dividend – ₹ 0.61, Interest – ₹ 7.56, Repayment of SPV Debt – ₹ 2.17 and Treasury Income – ₹ 0.06)	10,919.99

Distribution not recognized at the end of the reporting period:

In addition to above distribution, the Board of Directors of POWERGRID Unchahar Transmission Limited in its capacity as the Investment Manager to POWERGRID Infrastructure Investment Trust ("PGInvIT") on 15 May 2026 recommended distribution related to last quarter of FY 2025-26 of ₹ 3.00 per unit.

33. Other Information

a) There are no cases of immovable properties where title deeds are not in the name of the Trust.

b) No loans or advances in the nature of loans have been granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, which are either repayable on demand or without specifying any terms or period of repayment.

c) The Trust has no Capital Work-in Progress, hence disclosure of CWIP completion schedule is not applicable.

d) The Trust do not have Intangible asset under development.

e) The Trust do not have Intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan.

f) The Trust does not hold benami property and no proceeding has been initiated or pending against the Trust for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder as at the end of the financial year.

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

g) The Trust is not sanctioned any working capital limit secured against current assets by any Finance Institutions.

h) The Trust does not have any transactions, balances, or relationship with struck off companies.

i) The Trust was not declared as a wilful defaulter by any bank or financial Institution or other lender during the financial year.

j) The Trust does not have any subsidiary to comply with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 during the financial year.

k) Ratio

Ratio	Numerator	Denominator	Current Year	Previous Year	Variance (%)	Reason for variance >25%
(a) Current Ratio	Current Assets	Current Liabilities	27.52	26.85	2.50%	
(b) Debt-Equity Ratio	Total Debt	Unitholder's Equity	0.13	0.13	-	
(c) Debt Service Coverage Ratio	Profit for the period before tax + Depreciation and amortization expense + Finance costs + Impairment	Interest & Lease Payments + Principal Repayments	11.49	14.89	-22.83%	
(d) Return on Equity Ratio	Profit for the period after tax	Average Unitholder's Equity	0.09	0.23	-60.87%	Due to reversal of Impairment of Investments in Subsidiaries in previous year
(e) Inventory turnover ratio	Revenue from Operations	Average Inventory	NA	NA	NA	-
(f) Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables (before deducting provision)	NA	NA	NA	-
(g) Trade payables turnover ratio	Gross Other Expense (–) FERV, Provisions, Loss on disposal of PPE	Average Trade payables	78.06	121.09	-35.54%	Due to increase in average Trade payables
(h) Net capital turnover ratio	Revenue from Operations	Current Assets – Current Liabilities	3.95	3.90	1.28%	
(i) Net profit ratio	Profit for the period after tax	Revenue from Operations	0.84	2.13	-60.56%	Due to reversal of Impairment of Investments in Subsidiaries in previous year
(j) Return on Capital employed	Earnings before interest and taxes	Tangible Net Worth + Total Debt + Deferred Tax Liability	0.09	0.21	-57.14%	Due to reversal of Impairment of Investments in Subsidiaries in previous year
(k) Return on investment	Income from Investment + Capital Appreciation	Average Investments	NA	NA	NA	-

l) The Trust has not received/advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) through Intermediaries during the financial year.

Notes

to the Standalone Financial Statements for the year ended March 31, 2026

m) The Trust does not have any transaction that was not recorded in the books of accounts and has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

n) The Trust has not traded or invested in Crypto currency or Virtual Currency during the financial year.

34. Other Notes

a) Figures have been rounded off to nearest rupees in million up to two decimals.

b) Previous year figures have been regrouped/ rearranged wherever considered necessary.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Date: 15 May 2026

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Independent Auditor's Report

To

The Unit holders of POWERGRID Infrastructure Investment Trust ("PGInvIT")

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of POWERGRID Infrastructure Investment Trust ("PGInvIT") (hereinafter referred to as "the Trust") and its subsidiaries (the Trust and its subsidiaries together referred to as "the Group"), which comprise the consolidated Balance Sheet as at 31 March 2026, the consolidated Statement of Profit and Loss (including other comprehensive income), the consolidated Statement of Changes in Unit Holders' Equity, the consolidated Statement of cash flows for the year then ended, the consolidated Statement of Net Assets at fair value as at 31 March 2026, the consolidated Statement of Total Returns at fair value, the Statement of Net Distributable Cash Flows ('NDCFs') of the Trust and each of its subsidiaries for the year then ended, and notes to the consolidated financial statements including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors on separate financial statements and on the other financial information of the subsidiaries, the aforesaid consolidated financial statements give the information required by the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder, in the manner so required and give a true and fair view in conformity with Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in the Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31 March 2026, its consolidated profit and total comprehensive income, its consolidated movement of the unit holders' equity and its consolidated cash flows for the year ended 31 March 2026, its consolidated net assets at fair value as at 31 March 2026, its consolidated total returns at fair value and the net distributable cash flows of the Trust and each of its subsidiaries for the year ended 31 March 2026.

Basis of Opinion

We conducted our audit of consolidated financial statements in accordance with the Standards on Auditing (SAs) issued by Institute of Chartered Accountants of India ("ICAI"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group in accordance with the Code of Ethics issued by ICAI and we have fulfilled our other ethical responsibilities in accordance with the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

S. No	Key Audit Matters	How our audit addressed the key audit matter
1	**Assessing Impairment of Property, Plant & Equipment (PPE) and Intangible Assets** The Group records Property, Plant & Equipment (PPE) and Intangible Assets (IA) at a carrying value of ₹ Nil, ₹ 86,422.72 million and Rs 4,052.11 million as at 31st March 2026. Management reviews regularly whether there are any indicators of impairment of PPE and IA by reference to the requirements under Ind AS. PPE and IA is tested for impairment by the Group using enterprise value of respective subsidiaries to which the PPE and IA relates to. Enterprise value calculation involves use of future cashflow projections, discounted to present value, terminal value and other variables and accordingly, the evaluation of impairment of PPE and IA has been determined as a key audit matter.	In making the assessment of the Enterprise Value, we relied on the valuation report issued by the independent valuer appointed by the Investment Manager in accordance with SEBI InvIT Regulations. Impact of the same has been duly accounted for in the financial statement.

S. No	Key Audit Matters	How our audit addressed the key audit matter
2	**Computation and disclosures as prescribed in the InvIT regulations relating to Statement of Net Assets and Total Returns at Fair Value** As per the provisions of InvIT Regulations, the Trust is required to disclose a Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value which requires fair valuation of assets. For this purpose, fair value is determined by forecasting and discounting future cash flows. The inputs to the valuation models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates etc. Accordingly, the aforementioned computation and disclosures are determined to be a key audit matter in our audit of the consolidated financial statements.	Our audit procedures include the following- - Read the requirements of SEBI InvIT regulations for disclosures relating to Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value. - Read/Assessed the disclosures in the consolidated financial statements for compliance with the relevant requirements of InvIT Regulations. - Relied on the valuation report issued by the independent valuer appointed by the Investment Manager in accordance with SEBI InvIT Regulations.

Information Other than the Consolidated Financial Statements and Auditor's Report Thereon

The management of POWERGRID Unchahar Transmission Limited ("Investment Manager") is responsible for the preparation of the other information. The other information comprises the information that may be included in the Management Discussion and Analysis, Investment Manger's report including Annexures to Investment Manager's Report and Investment Manager's Information but does not include the consolidated financial statements and our auditor's report thereon. The other information, as identified above, is expected to be made available to us after the date of this Auditor's Report.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

When we read those documents including annexures, if any thereon, if we conclude that there is a material misstatement therein, we shall communicate the matter to those charged with the governance.

Management's Responsibility for the Consolidated Financial Statements

The Management of POWERGRID Unchahar Transmission Limited ('Investment Manager'), is responsible for the preparation of these consolidated financial statements that give a true and fair view of the consolidated financial position as at 31 March 2026, consolidated financial performance including other comprehensive income, consolidated movement of the unit holders' equity, the consolidated cash flows for the year ended 31 March 2026, its consolidated net assets at fair value as at 31 March 2026, its consolidated total returns at fair value of the Trust, the net distributable cash flows of the Trust and each of its subsidiaries in accordance with accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended read with the Securities and Exchange Board of India (Infrastructure Investment Trusts) Regulations, 2014 as amended from time to time including any guidelines and circulars issued thereunder (together referred to as the "InvIT Regulations").

The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the management of the Trust, as aforesaid.

In preparing the consolidated financial statements, the respective Board of Directors of the Companies included in the Group are responsible for assessing the ability of the Group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group of which we are the independent auditors, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the consolidated financial statements of which we are the independent auditors. For companies included in the consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the consolidated financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

We communicate with those charged with governance of the Trust included in the consolidated financial statements of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other matters

We have audited the financial statements and other financial information of 5 out of 5 subsidiaries of PGInvIT, i.e. VTL, KATL, PPTL, WTL and JPTL. On the Consolidated basis the financial statements reflect total assets of ₹ 63,684.68 million and net worth of ₹ 13,120.94 million as at 31 March 2026, total revenue from operation of Rs 12,580.28 million and net cash inflows amounting to ₹ 12.42 million for the FY 2025-26 before giving effect to elimination of intra-group transactions.

Our opinion above on the consolidated financial statements, and our reports on the Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and reports of the other auditors.

Report on Other Legal and Regulatory Requirements

Based on our audit and as required by InvIT Regulations, we report that;

a) We have obtained all the information and explanations which, to the best of our knowledge and belief were necessary for the purpose of our audit;

b) The Consolidated Balance Sheet, and the Consolidated Statement of Profit and Loss including other comprehensive income dealt with by this report are in agreement with the books of account maintained for the purpose of preparation of the consolidated financial statements; and

c) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards (Ind AS) and/or any addendum thereto as defined in Rule 2(1)(a) of the Companies (Indian Accounting Standards) Rules, 2015, as amended.

d) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Trust

For **S.K.Mittal & Co.**
Chartered Accountants
FRN: 001135N

(CA Gaurav Mittal)
Partner
Membership No.: 099387

Place: New Delhi
UDIN: 26099387VKGGBN3668
Dated: 15 May 2026

Consolidated Balance Sheet

as at 31 March 2026

₹ in million

Particulars	Note No	As at 31 March 2026	As at 31 March 2025
ASSETS			
Non-current assets			
Property, Plant and Equipment	3	86,422.72	88,263.81
Capital work-in-progress	4	162.74	96.18
Other Intangible assets	5	4,052.11	4,089.74
Financial Assets			
Trade Receivables	6	-	13.91
Other non Current Financial assets	7	160.66	174.61
Other non-current assets	8	354.39	283.07
		91,152.62	**92,921.32**
Current assets			
Inventories	9	309.18	307.30
Financial Assets			
Loans		-	-
Trade receivables	10	1,875.54	2,053.71
Cash and cash equivalents	11	4,407.56	4,261.87
Bank balances other than Cash and cash equivalents	12	2,130.09	2,060.93
Other current financial assets	13	60.11	112.02
Other current assets	14	140.10	155.20
		8,922.58	**8,951.03**
Total Assets		**1,00,075.20**	**1,01,872.35**
EQUITY AND LIABILITIES			
Equity			
Unit Capital	15	90,999.92	90,999.92
Distribution – Repayment of Capital		(6,779.50)	(4,413.50)
Other Equity	16	(8,809.82)	(9,374.51)
		75,410.60	**77,211.91**
Liabilities			
Non-current liabilities			
Financial Liabilities			
Borrowings	17	10,552.66	10,635.02
Other Non-current Financial Liabilities	18	0.08	-
Deferred tax liabilities(Net)	19	13,818.67	13,724.81
		24,371.41	**24,359.83**
Current liabilities			
Financial Liabilities			
Borrowings	20	82.86	82.86
Trade payables			
total outstanding dues of micro enterprises and small enterprises.		-	-
total outstanding dues of creditors other than micro enterprises and small enterprises	21	39.01	18.86
Other current financial liabilities	22	167.61	195.18
Other current liabilities	23	3.71	3.71
Current Tax Liabilities (Net)	24	-	-
		293.19	**300.61**
Total Equity and Liabilities		**1,00,075.20**	**1,01,872.35**

The accompanying notes (1 to 52) form an integral part of financial statements.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Date: 15 May 2026

Consolidated Statement of Profit and Loss

for the year ended 31 March 2026

₹ in million

Particulars	Note No	For the year ended 31 March 2026	For the year ended 31 March 2025
INCOME			
Revenue From Operations	25	12,580.28	12,664.93
Other Income	26	386.18	385.62
Total Income		**12,966.46**	**13,050.55**
EXPENSES			
Valuation Expenses		0.46	0.46
Payment to Auditor			
-S tatutory Audit Fees		0.51	0.50
- Other Services (Including Tax Audit & Certifications)		0.37	0.37
Insurance expenses		189.70	230.82
Project manager fees		49.93	48.22
Investment manager fees		113.23	105.87
Trustee fee		0.35	0.35
Repairs and maintenance of Transmission assets		337.32	326.01
Other expenses	27	166.58	161.45
Employee benefits expense	28	11.93	12.09
Finance costs	29	741.77	555.48
Depreciation and amortization expense	30	3,169.62	3,166.96
Impairment/(Reversal of Impairment) of Property Plant and Equipment and Intangible Assets		(1,216.40)	(5,080.28)
Total expenses		**3,565.37**	**(471.70)**
Profit for the period before tax		**9,401.09**	**13,522.25**
Tax expense:			
Current tax - Current Year		188.55	190.66
Deferred tax		93.86	1,612.66
		282.41	**1,803.32**
Profit for the period after tax		**9,118.68**	**11,718.93**
Other Comprehensive Income			
Items that will not be reclassified to profit or loss		-	-
Items that will be reclassified to profit or loss		-	-
Total Comprehensive Income for the period		**9,118.68**	**11,718.93**
Net Profit Attributable to:			
Owners of the Trust		9,118.68	11,756.84
Non-Controlling Interest		-	(37.91)
Total Comprehensive Income attributable to:			
Owners of the Trust		9,118.68	11,756.84
Non-Controlling Interest		-	(37.91)
Earnings per Unit			
Basic (in Rupees)		10.02	12.92
Diluted (in Rupees)		10.02	12.92

The accompanying notes (1 to 52) form an integral part of financial statements.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Date: 15 May 2026

Consolidated Statement of Changes in Unitholders' Equity

for the year ended 31 March 2026

₹ In million

A. Unit capital	Amount
Balance as at 01 April 2025	**90,999.92**
Units issued during the period	-
Balance as at 31 March 2026	**90,999.92**
Balance as at 01 April 2024	**90,999.92**
Units issued during the period	-
Balance as at 31 March 2025	**90,999.92**

B. Distribution – Repayment of Capital	Amount
Repayment of Capital as at 01 April 2025	**(4,413.50)**
Repayment of Capital during the period*^	(2,366.00)
Repayment of Capital as at 31 March 2026	**(6,779.50)**
Repayment of Capital as at 01 April 2024	**(2,438.80)**
Repayment of Capital during the period*^^	(1,974.70)
Repayment of Capital as at 31 March 2025	**(4,413.50)**

C. Other equity	Reserves and Surplus		
	Capital Reserve	Retained Earnings	Total
Balance as at 01 April 2025	**1,292.82**	**(10,667.33)**	**(9,374.51)**
Total Comprehensive income for the period	-	9,118.68	9,118.68
Distribution during the period (other than Repayment of Capital)*^	-	(8,553.99)	(8,553.99)
Balance as at 31 March 2026	**1,292.82**	**(10,102.64)**	**(8,809.82)**
Balance as at 01 April 2024	**330.15**	**(13,478.88)**	**(13,148.73)**
Total Comprehensive income for the period	-	11,756.84	11,756.84
Distribution during the period (other than Repayment of Capital)*^^	-	(8,945.29)	(8,945.29)
Addition during the period	962.67	-	962.67
Balance as at 31 March 2025	**1,292.82**	**(10,667.33)**	**(9,374.51)**

The accompanying notes (1 to 52) form an integral part of financial statements.

** The distributions made by Trust to its Unitholders are based on the Net Distributable Cash flows (NDCF) of PGInvIT under the InvIT Regulations which includes repayment of debt by SPVs to PGInvIT.*

^ The distribution for year ended 31 March 2026 does not include the distribution relating to the quarter ended 31 March 2026,as the same will be paid subsequently.

^^ The distribution for year ended 31 March 2025 does not include the distribution relating to the quarter ended 31 March 2025, as the same was paid subsequent to the year ended 31 March 2025.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Date: 15 May 2026

Consolidated Statement of Cash Flows

for the year ended 31 March 2026

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
A. Cash Flow from Operating Activities:		
Profit before Tax	9,401.09	13,522.25
Adjustments:		
Impairment / (Reversal of Impairment) of Goodwill, Property Plant and Equipment and Intangible Assets	(1,216.40)	(5,080.28)
Interest income	(335.97)	(312.37)
Interest income on loan given to SPVs	-	-
Depreciation & Amortization Expenses	3,169.62	3,166.96
Finance Cost	741.77	555.48
Excess Provision written back	(6.68)	(3.72)
Provision for bad & Doubtful debts	19.15	6.54
Profit/(loss) of disposal of Fixed Assets	(9.62)	-
Operating Profit before Changes in Assets & Liabilities	**11,762.96**	**11,854.86**
Adjustment for Changes in Assets and Liabilities		
- Increase/(Decrease) in Trade Payables	20.15	2.98
- Increase/(Decrease) in Other current financial liabilities	(27.57)	(18.99)
- Increase/(Decrease) in Other Non financial liabilities	0.08	-
- Increase/(Decrease) in Other Current Liabilities	-	(14.00)
- Increase/(Decrease) in Other Non Current liabilities	-	(0.02)
- (Increase)/Decrease in Trade Receivables	179.61	507.48
- (Increase)/Decrease in Non-Current Financial Assets	13.95	-
- (Increase)/Decrease in Other Current Financial Assets	55.81	(57.01)
- (Increase)/Decrease in Inventories	(1.88)	1.99
- (Increase)/Decrease in Earmarked balance with banks	(2.75)	(106.41)
- (Increase)/Decrease in Other Current Assets	15.10	30.38
- (Increase)/Decrease in Other Non Current Assets	(0.04)	(0.03)
Cash Generated from Operations	**12,015.42**	**12,201.23**
Direct taxes (Paid)/Refund	(259.83)	(49.05)
Net cash from operating activities	**11,755.59**	**12,152.18**
B. Cash Flow from Investing Activities:		
Property Plant & Equipment and Capital Work in Progress	(131.44)	(44.72)
Acquisition of Non Controlling Interest*	-	(5,066.29)
Investment in Fixed Deposits (Net)	(66.41)	(508.72)
Interest income received	332.07	305.61
Net cash used in investing activities	**134.22**	**(5,314.12)**
C. Cash Flow from Financing Activities:		
Proceeds from Borrowings	-	5,060.00
Repayment of Borrowings	(82.86)	(35.10)
Finance Cost Paid	(741.27)	(555.01)
Payment of Distribution to Unitholders	(10,919.99)	(10,919.99)
Dividend paid to Non Controlling Interest holder	-	(294.70)
Net cash used in financing activities	**(11,744.12)**	**(6,744.80)**
D. Net increase in cash and cash equivalents (A + B + C)	**145.69**	**93.26**
E. Cash and cash equivalents as at beginning of year	**4,261.87**	**4,168.61**
F. Cash and cash equivalents as at year end	**4,407.56**	**4,261.87**

Consolidated Statement of Cash Flows

for the year ended 31 March 2026

Components of Cash and cash equivalents: ₹ In million

Balances with banks	As at 31 March 2026	As at 31 March 2025
On current accounts	32.10	49.95
Deposit with original maturity of 3 months or less	4,375.46	4,211.92
Total cash and cash equivalents	**4,407.56**	**4,261.87**

Reconciliation between opening and closing balances for liabilities arising from financing activities :-

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Long term borrowings		
Balance at the beginning of the year	10,717.88	5,692.49
Cash flow		
- Interest	(741.27)	(554.99)
- Proceeds/(repayments)	(82.86)	5,024.90
Accrual	741.77	555.48
Balance at the end of the year	10,635.52	10,717.88

The accompanying notes (1 to 52) form an integral part of financial statements.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Date: 15 May 2026

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Statement of Net Assets at Fair Value

as at 31 March 2026

₹ in million

Sl. No.	Particulars	As at 31 March 2026		As at 31 March 2025	
		Book value	Fair value*	Book value	Fair value*
A	Total Assets	1,00,075.20	1,07,286.84	1,01,872.35	1,10,313.57
B	Total Liabilities	24,664.60	24,664.60	24,660.44	24,660.44
C	Net Assets (A-B)	75,410.60	82,622.24	77,211.91	85,653.13
D	Less: Non Controlling Interest	-	-	-	-
E	Net Assets attributable to Unitholders (C-D)	75,410.60	82,622.24	77,211.91	85,653.13
F	Number of units	910.00	910.00	910.00	910.00
G	NAV per unit (E/F)	82.87	90.79	84.85	94.12

**Fair value of the assets as disclosed in the above table has been derived based on the equity value as per the fair valuation report issued by the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014, book value of debt and book value of other assets and liabilities .*

Project wise break up of Fair value of Assets:

₹ in million

Particulars	As at 31 March 2026	As at 31 March 2025
Vizag Transmission Limited	20,314.54	21,288.35
Kala Amb Transmission Limited (Formerly known as POWERGRID Kala Amb Transmission Limited)	4,458.38	4,493.87
Parli Power Transmission Limited (Formerly known as POWERGRID Parli Transmission Limited)	24,501.97	25,046.61
Warora Transmission Limited (Formerly known as POWERGRID Warora Transmission Limited)	27,321.45	28,106.34
Jabalpur Power Transmission Limited (Formerly known as POWERGRID Jabalpur Transmission Limited)	20,076.14	20,649.67
	96,672.48	**99,584.84**
Assets of PGInvIT	2,488.13	2,353.12
Add/(Less): Elimination and Other Adjustments**	8,126.23	8,375.61
Total Assets	**1,07,286.84**	**1,10,313.57**

***It includes eliminations primarily pertaining to inter group lending / borrowing and consolidation adjustments*

STATEMENT OF TOTAL RETURNS AT FAIR VALUE as at 31 March 2026

₹ in million

Particulars	As at 31 March 2026	As at 31 March 2025
Total Comprehensive Income (As per the Statement of Profit and Loss)***	9,118.68	11,756.84
Add/(less): Other Changes in Fair Value not recognized in Total Comprehensive Income	-	-
Total Return	**9,118.68**	**11,756.84**

****Total comprehensive income as per Profit & Loss statement captures the impact of fair valuation through impairment of Investment in subsidiaries. Same is based on the fair valuation report of the independent valuer appointed under SEBI (Infrastructure Investment Trusts) Regulations, 2014.*

ADDITIONAL DISCLOSURES AS REQUIRED BY CHAPTER 4 TO THE MASTER CIRCULAR NO. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 DATED 11 JULY 2025 AS AMENDED INCLUDING ANY GUIDELINES AND CIRCULARS ISSUED THEREUNDER ("SEBI CIRCULARS")

A) Statement of Net Distributable Cash Flows (NDCFs) of PGInvIT

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the Trust	(153.27)	(247.15)
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	11,900.46	11,609.92
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	66.45	60.70
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account. However, amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	(741.27)	(554.99)
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	(82.86)	(35.10)
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years **	(83.16)	(23.23)
NDCF at Trust Level	**10,906.35**	**10,810.15**

Note: Includes dividend income of ₹ 599.91 millions declared after 31 March 2026 by SPVs but received before finalization and adoption of accounts at PGInvIT and excludes dividend received from the SPVs during accounting period but pertains to previous period.

*** During the period, Trust has given loan to KATL & PPTL for the construction of RTM Project*

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	10,906.35	10,810.15
Less retained at Trust / (Utilised out of previous retention)	(13.64)	(109.84)
NDCF distributed to Unitholders	**10,919.99**	**10,919.99**

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)-A#	**2,856.66**	**2,966.50**
Add: Dividend received post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGInvIT	599.91	746.82
Add : Withheld amount/(Utilised) as per regulations	(613.55)	(856.66)
Total Adjustment-B	**(13.64)**	**(109.84)**
Balance as at close of Period (Cash and Cash equivalents) (A+B)*#	**2,843.02**	**2,856.66**

**After consideration of dividend payment post finalisation of accounts of SPV but before finalisation and adoption of accounts of PGInvIT*

 # Cash position excludes DSRA reserve and unclaimed distribution lying in bank accounts.

B) Statement of Net Distributable Cash Flows (NDCFs) of VTL

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the SPV	2,014.88	2,084.36
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	23.96	22.98
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	-	-
NDCF at SPV Level	**2,038.84**	**2,107.34**

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	2,038.84	2,107.34
Less retained at Trust / (Utilised out of previous retention)	(3.47)	101.07
NDCF distributed to Unitholders*	**2,042.31**	**2,006.27**

**Includes dividend payment of ₹ 136.32 mn made for Q4 FY26 post March 2026 but before finalisation and adoption of accounts of PGInvIT*

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)	**219.40**	**118.33**
Add : Withheld amount/(Utilised) as per regulations	(3.47)	101.07
Balance as at close of Period (Cash and Cash equivalents)*	**215.93**	**219.40**

**After considering dividend payment of ₹ 136.32 mn made for Q4 FY26 post Mar 2026 but before finalisation and adoption of accounts of PGInvIT*

C) Statement of Net Distributable Cash Flows (NDCFs) of KATL

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the SPV	577.15	479.85
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*	-	-
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	4.30	6.05

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	(21.41)	(7.95)
NDCF at SPV Level	**560.04**	**477.95**

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	560.04	477.95
Less retained at Trust / (Utilised out of previous retention)	19.46	(38.68)
NDCF distributed to Unitholders*	**540.58**	**516.63**

**Includes dividend payment of ₹ 84.18 mn made for Q4 FY26 post March 2026 but before finalisation and adoption of accounts of PGInvIT"*

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)	**34.03**	**72.71**
Add : Withheld amount/(Utilised) as per regulations	19.46	(38.68)
Balance as at close of Period (Cash and Cash equivalents)*	**53.49**	**34.03**

**After considering dividend payment of ₹ 84.18 mn made for Q4 FY26 post Mar 2026 but before finalisation and adoption of accounts of PGInvIT*

D) Statement of Net Distributable Cash Flows (NDCFs) of PPTL

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the SPV	3,303.29	3,277.45
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*		-
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	95.53	79.97
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations"	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	(85.73)	(0.48)
NDCF at SPV Level	**3,313.09**	**3,356.94**

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	3,313.09	3,356.94
Less retained at Trust / (Utilised out of previous retention)	68.45	171.04
NDCF distributed to Unitholders*	**3,244.64**	**3,185.90**

**Includes dividend payment of ₹ 177.16 mn made for Q4 FY26 post March 2026 but before finalisation and adoption of accounts of PGInvIT*

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)	**1,126.36**	**955.32**
Add : Withheld amount/(Utilised) as per regulations	68.45	171.04
Balance as at close of Period (Cash and Cash equivalents)*	**1,194.81**	**1,126.36**

**After considering dividend payment of ₹ 177.16 mn made for Q4 FY26 post Mar 2026 but before finalisation and adoption of accounts of PGInvIT*

E) Statement of Net Distributable Cash Flows (NDCFs) of WTL

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the SPV	3,533.31	3,778.81
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*		-
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	86.93	81.83
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	(6.87)	(19.78)
NDCF at SPV Level	**3,613.37**	**3,840.86**

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	3,613.37	3,840.86
Less retained at Trust / (Utilised out of previous retention)	65.06	300.24
NDCF distributed to Unitholders*	**3,548.31**	**3,540.62**

**Includes dividend payment of ₹ 145.52 mn made for Q4 FY26 post March 2026 but before finalisation and adoption of accounts of PGInvIT"*

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)	**1,164.82**	**864.58**
Add : Withheld amount/(Utilised) as per regulations	65.06	300.24
Balance as at close of Period (Cash and Cash equivalents)*	**1,229.88**	**1,164.82**

**After considering dividend payment of ₹ 145.52 mn made for Q4 FY26 post Mar 2026 but before finalisation and adoption of accounts of PGInvIT*

F) Statement of Net Distributable Cash Flows (NDCFs) of JPTL

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Cashflows from operating activities of the SPV	2,480.23	2,778.77
(+) Cash flows received from SPV's / Investment entities which represent distributions of NDCF computed as per relevant framework*		-
(+) Treasury income / income from investing activities of the Trust (interest income received from FD, any investment entities as defined in Regulation 18(5), tax refund, any other income in the nature of interest, profit on sale of Mutual funds, investments, assets etc., dividend income etc., excluding any Ind AS adjustments. Further clarified that these amounts will be considered on a cash receipt basis)	54.90	54.08

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
(+) Proceeds from sale of infrastructure investments, infrastructure assets or shares of SPVs or Investment Entity adjusted for the following • Applicable capital gains and other taxes • Related debts settled or due to be settled from sale proceeds • Directly attributable transaction costs • Proceeds reinvested or planned to be reinvested as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations"	-	-
(+) Proceeds from sale of infrastructure investments, infrastructure assets or sale of shares of SPVs or Investment Entity not distributed pursuant to an earlier plan to re-invest as per Regulation 18(7) of InvIT Regulations or any other relevant provisions of the InvIT Regulations, if such proceeds are not intended to be invested subsequently	-	-
(-) Finance cost on Borrowings as per Profit and Loss Account excluding finance cost on any shareholder debt/loan from trust. The amortization of any transaction costs can be excluded provided such transaction costs have already been deducted while computing NDCF of previous period when such transaction costs were paid	-	-
(-) Debt repayment at Trust level (to include principal repayments as per scheduled EMI's except if refinanced through new debt including overdraft facilities and to exclude any debt repayments / debt refinanced through new debt in any form or funds raised through issuance of units)	-	-
(-) any reserve required to be created under the terms of, or pursuant to the obligations arising in accordance with, any: (i). loan agreement entered with banks / financial institution from whom the Trust or any of its SPVs/ HoldCos have availed debt, or (ii). terms and conditions, covenants or any other stipulations applicable to debt securities issued by the Trust or any of its SPVs/ HoldCos, or (iii). terms and conditions, covenants or any other stipulations applicable to external commercial borrowings availed by the Trust or any of its SPVs/ HoldCos, (iv). agreement pursuant to which the SPV/ HoldCo operates or owns the infrastructure asset, or generates revenue or cashflows from such asset (such as, concession agreement, transmission services agreement, power purchase agreement, lease agreement, and any other agreement of a like nature, by whatever name called); or (v). statutory, judicial, regulatory, or governmental stipulations	-	-
(-) any capital expenditure on existing assets owned / leased by the InvIT, to the extent not funded by debt / equity or from contractual reserves created in the earlier years	65.73	0.41
NDCF at SPV Level	**2,600.86**	**2,833.26**

Retention at Trust / Uilisation from Previous Retention

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
NDCF at Trust	2,600.86	2,833.26
Less retained at Trust / (Utilised out of previous retention)	76.24	178.15
NDCF distributed to Unitholders*	**2,524.62**	**2,655.11**

**Includes dividend payment of ₹ 56.73 mn made for Q4 FY26 post March 2026 but before finalisation and adoption of accounts of PGInvIT*

Cash Position at Trust

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Balance as at beginning of Period (Cash and Cash equivalents)	**689.61**	**511.46**
Add : Withheld amount/(Utilised) as per regulations	76.24	178.15
Balance as at close of Period (Cash and Cash equivalents)*	**765.85**	**689.61**

**After considering dividend payment of ₹ 56.73 mn made for Q4 FY26 post Mar 2026 but before finalisation and adoption of accounts of PGInvIT*

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

1. Group information:

POWERGRID Infrastructure Investment Trust ("PGInvIT"/"Trust") was set up on 14 September 2020 as an irrevocable trust, pursuant to the Trust Deed, under the provisions of the Indian Trusts Act, 1882. The Trust was registered with SEBI on 7 January 2021 as an infrastructure investment trust under Regulation 3(1) of the SEBI InvIT Regulations having registration number IN/InvIT/20-21/0016.

Power Grid Corporation of India Limited ("POWERGRID") is the Sponsor to the Trust. IDBI Trusteeship Services Limited is the Trustee to the Trust. POWERGRID Unchahar Transmission Limited ("PUTL") is appointed as the investment manager and POWERGRID is appointed as the project manager to the Trust.

The investment objectives of the Trust are to carry on the activities of and to make investments as an infrastructure investment trust as permissible in terms of the SEBI (Infrastructure Investment Trusts) Regulations, 2014 read with circulars and guidelines, notifications and amendments issued thereunder (collectively the "InvIT Regulations") and in accordance with the Trust Deed. The investment of the Trust shall be in any manner permissible under, and in accordance with the InvIT Regulations and applicable law including in holding companies and/or special purpose vehicles and/or infrastructure projects and/or securities in India.

PGInvIT is holding special purpose vehicle ("SPV") / subsidiaries which are infrastructure projects engaged in the power transmission business in India. Details of the same as on 31 March 2026 are as follows:

Name of the SPV	Equity Holding
1. Vizag Transmission Limited ("VTL")	100%
2. Kala Amb Transmission Limited ("KATL") (formerly POWERGRID Kala Amb Transmission Limited ("PKATL"))	100%
3. Parli Power Transmission Limited ("PPTL") (formerly POWERGRID Parli Transmission Limited ("PPTL"))	100%
4. Warora Transmission Limited ("WTL") (formerly POWERGRID Warora Transmission Limited ("PWTL"))	100%
5. Jabalpur Power Transmission Limited ("JPTL") (formerly POWERGRID Jabalpur Transmission Limited ("PJTL")	100%

The consolidated financial statements, comprise of the financial statement of PGInvIT and its subsidiaries (collectively, "the Group") for the year ended 31 March 2026, were approved by the Board of Directors of Investment manager on 15 May 2026.

2. Material Accounting Policy Information

A summary of the material accounting policy information applied in the preparation of the consolidated financial statements are as given below. These accounting policies have been applied consistently to all periods presented in the consolidated financial statements. The Consolidated financial statements of the group are consisting of the Trust and its subsidiaries.

2.1 Basis of Preparation

i) Compliance with Ind AS and InvIT Regulations

The consolidated financial statements comprise of the Consolidated Balance Sheet as at 31 March 2026, the Consolidated Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Consolidated Statement of Cash Flow and the Consolidated Statement of Changes in Unit Holders' Equity for the year then ended and the Consolidated Statement of Net Assets at fair value as at 31 March 2026 and the Consolidated Statement of Total Returns at fair value and the Statement of Net Distributable Cash Flows ('NDCFs') of the Trust and each of its subsidiaries for the year then ended and a summary of significant accounting policies and other explanatory notes prepared in compliance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 (the Act), Companies (Indian Accounting Standards) Rules, 2015 and InvIT Regulations, in each case, to the extent applicable and as amended thereafter.

ii) Basis of Measurement

The consolidated financial statements have been prepared on accrual basis and under the historical cost convention except certain financial assets and liabilities measured at fair value (Refer Note no. 2.15 for accounting policy regarding financial instruments).

iii) Functional and presentation currency

The consolidated financial statements are presented in Indian Rupees (Rupees or ₹), which is the Group's functional and presentation currency and all amounts are rounded to the nearest million and two decimals thereof, except as stated otherwise.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

iv) Use of estimates

The preparation of consolidated financial statements requires estimates and assumptions that affect the reported amount of assets, liabilities, revenue and expenses during the reporting period. Although, such estimates and assumptions are made on a reasonable and prudent basis taking into account all available information, actual results could differ from these estimates. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision effects only that period or in the period of the revision and future periods if the revision affects both current and future years (Refer Note no. 33 on Significant accounting judgements, estimates and assumptions).

v) Current and non-current classification

The Group presents assets and liabilities in the balance sheet based on current/non-current classification. An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no right at the end of the reporting period to defer settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as non-current.

Deferred tax assets/liabilities are classified as non-current.

The Group recognizes twelve months period as its operating cycle.

2.2 Principles of Consolidation

Subsidiaries are entities over which the Group has control. The Group controls an entity when the Group is exposed to, or has right to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

The Group combines the financial statement of the subsidiaries line by line adding together like items of assets, liabilities, equity, income, and expenses. Inter Group transactions, balances and unrealized gains on transactions between companies are eliminated. Unrealized losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries are harmonised to ensure consistency with the policies adopted by the Group.

The acquisition method of accounting is used to account for business combination by the group.

Non-controlling interest represents that part of the total comprehensive income and net assets of subsidiaries attributable to interests which are not owned, directly or indirectly, by the Trust.

The consolidated financial statements have been prepared in accordance with Indian Accounting Standard (Ind AS) 110 – 'Consolidated Financial Statements'

2.3 Business Combinations

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred measured at acquisition date fair value and the amount of any non-controlling interests in the acquiree. For each business combination, the Group elects whether to measure the non-controlling interests in the acquiree at fair value or at the proportionate share of the acquiree's identifiable net assets. Acquisition related costs are recognised in the statement of profit and loss as incurred.

The acquiree's identifiable assets, liabilities and contingent liabilities that meet the condition for recognition are recognised at their fair values at the acquisition date. Goodwill arising on business combination is initially measured at cost, being the excess of the aggregate of the consideration transferred and the amount recognised for

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

non-controlling interests, and any previous interest held, over the fair value of net identifiable assets acquired and liabilities assumed. After initial recognition, Goodwill is tested for impairment annually and measured at cost less any accumulated impairment losses if any. Any impairment loss for goodwill is recognised in the statement of profit and loss.

2.4 Fair value measurement

The Group measures financial instruments at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1- Quoted (unadjusted) market prices in active markets for identical assets or liabilities;

Level 2- Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable;

Level 3- Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

In estimating the fair value of investments in subsidiaries, the Group engages independent qualified valuers to perform the valuation. The management works closely with the external valuers to establish the appropriate valuation techniques and inputs to the model. The management in conjunction with the external valuers also compares the change in fair value with relevant external sources to determine whether the change is reasonable. The management reports the valuation report and findings to the Board of the Investment Manager half yearly to explain the cause of fluctuations in the fair value of the projects.

At each reporting date, the management analyses the movement in the values of assets and liabilities which are required to be remeasured or reassessed as per the Group's accounting policies. For this analysis, the management verifies the major inputs applied in the latest valuation by agreeing the information in the valuation computation based upon relevant documents.

For the purpose of fair value disclosures, the Group has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy, as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Quantitative disclosures of fair value measurement hierarchy (Note 38)
- Disclosures for valuation methods, significant estimates and assumptions (Note 32 and 38)
- Financial instruments (including those carried at amortised cost) (Note 6,7,10,13,17,18,20,21,22)

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

2.5 Property, Plant and Equipment

Initial Recognition and Measurement

Property, Plant and Equipment is initially measured at cost of acquisition/construction including any costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. After initial recognition, Property, Plant and Equipment is carried at cost less accumulated depreciation / amortisation and accumulated impairment losses, if any.

In the case of commissioned assets, where final settlement of bills with contractors is yet to be effected, capitalization is done on provisional basis subject to necessary adjustments in the year of final settlement.

Transmission system assets are considered as ready for intended use after meeting the conditions for commercial operation as stipulated in Transmission Service Agreement (TSA) and capitalized accordingly.

The cost of land includes provisional deposits, payments/ liabilities towards compensation, rehabilitation and other expenses wherever possession of land is taken.

Expenditure on levelling, clearing and grading of land is capitalized as part of cost of the related buildings.

Spares parts whose cost is ₹10,00,000/- and above, standby equipment and servicing equipment which meets the recognition criteria of Property, Plant and Equipment are capitalized.

Subsequent costs

Subsequent expenditure is recognized as an increase in carrying amount of assets when it is probable that future economic benefits deriving from the cost incurred will flow to the group and cost of the item can be measured reliably. The cost of replacing part of an item of Property, Plant and Equipment is recognized in the carrying amount of the item if it is probable that future economic benefits embodied within the part will flow to the group and its cost can be measured reliably. The carrying amount of the replaced part is derecognized.

If the cost of the replaced part or earlier inspection component is not available, the estimated cost of similar new parts/inspection component is used as an indication of what the cost of the existing part/ inspection component was when the item was acquired or inspection was carried out.

The costs of the day-to-day servicing of property, plant and equipment are recognised in the Statement of Profit and Loss as incurred.

Derecognition

An item of Property, Plant and Equipment is derecognized when no future economic benefits are expected from their use or upon their disposal.

The gain or loss arising from derecognition of an item of property, plant and equipment is determined as the difference between the net disposal proceeds and the carrying amount of the asset and is recognised in the Statement of Profit and Loss on the date of disposal or retirement.

2.6 Capital Work-In-Progress (CWIP)

Cost of material, erection charges and other expenses incurred for the construction of Property, Plant and Equipment are shown as CWIP based on progress of erection work till the date of capitalization.

Expenditure of office and Projects, directly attributable to construction of property, plant and equipment are identified and allocated on a systematic basis to the cost of the related assets.

Interest during construction and expenditure (net) allocated to construction as per policy above are kept as a separate item under CWIP and apportioned to the assets being capitalized in proportion to the closing balance of CWIP.

Deposit works/cost-plus contracts are accounted for on the basis of statement received from the contractors or technical assessment of work completed.

Unsettled liability for price variation/exchange rate variation in case of contracts is accounted for on estimated basis as per terms of the contracts.

2.7 Intangible Assets and Intangible Assets under development

Intangible assets with finite useful life that are acquired separately and are carried at cost less any accumulated amortisation and accumulated impairment losses.

Subsequent expenditure on already capitalized Intangible assets is capitalised when it increases the future economic benefits embodied in an existing asset and is amortised prospectively.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

The cost of software (which is not an integral part of the related hardware) acquired for internal use and resulting in significant future economic benefits is recognized as an intangible asset when the same is ready for its use.

Afforestation charges for acquiring right-of-way for laying transmission lines are accounted for as intangible assets on the date of capitalization of related transmission lines.

Expenditure on development shall be recognised as intangible asset if it meets the eligibility criteria as per Ind AS 38 "Intangible Assets", otherwise it shall be recognised as an expense.

Expenditure incurred, eligible for capitalization under the head Intangible Assets, are carried as "Intangible Assets under Development" till such assets are ready for their intended use.

An item of Intangible asset is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the Statement of Profit and Loss when the asset is derecognised.

2.8 Depreciation / Amortisation

Property, Plant and Equipment

Depreciation/Amortisation on the items of Property, Plant and Equipment related to transmission business under Tariff Based Competitive Bidding (TBCB) mechanism is provided on straight line method based on the useful life specified in Schedule II of the Companies Act, 2013.

Depreciation/Amortisation on items of Property, Plant and Equipment related to transmission business under Regulated Tariff Mechanism (RTM) mechanism is provided on straight line method following the rates and methodology notified by the CERC for the purpose of recovery of tariff

Depreciation/Amortisation for the following items of Property, Plant and Equipment is provided based on estimated useful life as per technical assessment considering the terms of Transmission Service Agreement entered with Long Term Transmission Customers/ CERC Regulations:

Particulars	Useful life
a. Computers and Peripherals	3 Years
b. Servers and Network Components	5 years
c. Buildings (RCC frame structure)	35 years
d. Transmission line	35 years
e. Substation Equipment	35 years

Depreciation on spares parts, standby equipment and servicing equipment which are capitalized, is provided on straight line method from the date they are available for use over the remaining useful life of the related assets of transmission business

Mobile phones are charged off in the year of purchase.

Residual value is considered for all items of Property, Plant and Equipment in line with Companies Act, 2013 except for Computers and Peripherals and Servers and Network Components for which residual value is considered as Nil.

Property, plant and equipment costing ₹5,000/- or less, are fully depreciated in the year of acquisition.

Where the cost of depreciable property, plant and equipment has undergone a change due to increase/ decrease in long term monetary items on account of exchange rate fluctuation, price adjustment, change in duties or similar factors, the unamortized balance of such asset is depreciated prospectively.

Depreciation on additions to/deductions from Property, Plant and Equipment during the year is charged on pro-rata basis from/up to the date on which the asset is available for use/disposed.

The residual values, useful lives and methods of depreciation for items of property, plant and equipment are reviewed at each financial year-end and adjusted prospectively, wherever required

Right of Use Assets:

Right of Use assets are fully depreciated from the lease commencement date on a straight line basis over the lease term.

Leasehold land is fully amortized over lease period or life of the related plant whichever is lower. Leasehold land acquired on perpetual lease is not amortized.

Intangible Assets

Cost of software capitalized as intangible asset is amortized over the period of legal right to use or 3 years, whichever is less with Nil residual value.

Afforestation charges are amortized over thirty-five years from the date of capitalization of related transmission assets following the straight line method, with Nil Residual Value.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Amortisation on additions to/deductions from Intangible Assets during the year is charged on pro-rata basis from/up to the date on which the asset is available for use/disposed.

The amortization period and the amortization method for an intangible asset are reviewed at each financial year-end and are accounted for as change in accounting estimates in accordance with Ind AS 8 "Accounting Policies, Changes in Accounting Estimates and Errors"

2.9 Borrowing Costs

Borrowing costs directly attributable to the acquisition or construction of qualifying assets are capitalized (net of income on temporary deployment of funds) as part of the cost of such assets till the assets are ready for the intended use. Qualifying assets are assets which take a substantial period of time to get ready for their intended use.

All other borrowing costs are recognised in Statement of Profit and Loss in the period in which they are incurred.

Borrowing costs includes interest expenses, other costs in connection with borrowing of fund and exchange differences to the extent regarded as an adjustment to borrowing costs.

2.10 Impairment of non-financial assets

The carrying amounts of the Groups' non-financial assets are reviewed at least annually to determine whether there is any indication of impairment considering the provisions of Ind AS 36 'Impairment of Assets'. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the higher of its fair value less costs to disposal and its value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit", or "CGU").

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in the statement of profit and loss. Impairment losses recognized in respect of CGUs are reduced from the carrying amounts of the assets of the CGU.

Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

2.11 Cash and cash equivalents

Cash and cash equivalents include cash on hand and at bank, and deposits held at call with banks having a maturity of three months or less from the date of acquisition that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value

2.12 Inventories

Inventories are valued at lower of the cost, determined on weighted average basis and net realizable value.

Spares which do not meet the recognition criteria as Property, Plant and Equipment including spare parts whose cost is less than ₹10,00,000/- are recorded as inventories.

Surplus materials as determined by the management are held for intended use and are included in the inventory.

The diminution in the value of obsolete, unserviceable and surplus stores and spares is ascertained on review and provided for.

2.13 Leases

Lease is a contract that conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

To assess whether a contract conveys the right to control the use of an identified asset, the group assesses whether: (i) the contract involves use of an identified asset, (ii) the customer has substantially all the economic benefits from the use of the asset through the period of the lease and (iii) the customer has the right to direct the use of the asset.

i) As a Lessee

At the date of commencement of the lease, the group recognises a right-of-use asset (ROU) and a corresponding lease liability for all lease arrangements in which it is a lessee, except for lease with a term of twelve months or less (i.e. short term leases) and leases for which the underlying asset is of low value. For these short-term and leases for

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

which the underlying asset is of low value, the group recognizes the lease payments on straight-line basis over the term of the lease.

Certain lease arrangements includes the options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities includes these options when it is reasonably certain that they will be exercised.

The right-of-use assets are initially recognized at cost, which comprises the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the inception date of the lease along with any initial direct costs, restoration obligations and lease incentives received.

Subsequently, the right-of-use assets is measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The group applies Ind AS 36 to determine whether a ROU asset is impaired and accounts for any identified impairment loss as described in the accounting policy 2.10 on "Impairment of non-financial assets".

The lease liability is initially measured at present value of the lease payments that are not paid at that date.

The interest cost on lease liability is expensed in the Statement of Profit and Loss, unless eligible for capitalization as per accounting policy 2.9 on "Borrowing costs".

Lease liability and ROU asset have been separately presented in the financial statements and lease payments have been classified as financing cash flows.

ii) As a Lessor

A lease is classified at the inception date as a finance lease or an operating lease.

a) **Finance leases**

A lease that transfers substantially all the risks and rewards incidental to ownership of an asset is classified as a finance lease.

Net investment in leased assets is recorded as receivables at the lower of the fair value of the leased property and the present value of the minimum lease payments as Lease Receivables under current and non-current other financial assets.

The interest element of lease is accounted in the Statement of Profit and Loss over the lease period based on a pattern reflecting a constant periodic rate of return on the net investment.

b) **Operating leases**

An operating lease is a lease other than a finance lease. Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases.

For operating leases, the asset is capitalized as property, plant and equipment and depreciated over its economic life. Rental income from operating lease is recognized over the term of the arrangement.

2.14 Employee benefits

Employee benefits are all forms of consideration given by an entity in exchange for service rendered by employees or for the termination of employment.

Short-term employee benefits are employee benefits (other than termination benefits) that are expected to be settled wholly before twelve months after the end of the annual reporting period in which the employees render the related service.

Employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided

2.15 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial Assets

Classification

The group classifies its financial assets in the following categories:

- at amortised cost,
- at fair value through other comprehensive income
- at fair value through profit and loss

The classification depends on the following:

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset

Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs, if any, that are attributable to the acquisition of the financial asset. However, trade receivables that do not contain a significant financing component are measured at transaction price.

Subsequent measurement

Debt Instruments at Amortised cost: Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Debt Instruments at Fair value through other comprehensive income (FVOCI): Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVOCI). On derecognition of the asset, cumulative gain or loss previously recognised in Other Comprehensive Income (OCI) is reclassified from the equity to profit and loss. Interest income from these financial assets is included in finance income using the effective interest rate method.

Debt instruments at Fair value through profit or loss (FVPL): Assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit or loss. Interest income and net gain or loss on a debt instrument that is subsequently measured at FVPL are recognised in statement of profit and loss and presented within other income in the period in which it arises.

Equity investments

All equity investments in scope of Ind AS 109 'Financial Instruments' are measured at fair value. The group may, on initial recognition, make an irrevocable election to present subsequent changes in the fair value in other comprehensive income (FVOCI) on an instrument by-instrument basis.

For equity instruments classified as at FVOCI, all fair value changes on the instrument, excluding dividends are recognized in the OCI. There is no recycling of the amounts from OCI to Profit or Loss, even on sale of investment. However, the group may transfer the cumulative gain or loss within equity.

Derecognition of financial assets

A financial asset is derecognized only when

i) The rights to receive cash flows from the asset have expired, or

ii) a) The group has transferred the rights to receive cash flows from the financial asset (or) retains the contractual rights to receive the cash flows of the financial assets, but assumes a contractual obligation to pay the cash flows to one or more recipients and

b) the group has transferred substantially all the risks and rewards of the asset (or) the group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The difference between the carrying amount and the amount of consideration received/receivable is recognised in the Statement of Profit and Loss.

Impairment of financial assets:

For trade receivables and contract assets, the group applies the simplified approach required by Ind AS 109 Financial Instruments, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

For recognition of impairment loss on other financial assets and risk exposure, the group determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month Expected Credit Loss (ECL) is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognizing impairment loss allowance based on 12 -month ECL.

Financial Liabilities

Financial liabilities of the group are contractual obligation to deliver cash or another financial asset to another entity or to exchange financial assets or financial liabilities with

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

another entity under conditions that are potentially unfavourable to the group.

The group's financial liabilities include loans & borrowings, trade and other payables.

Classification, initial recognition and measurement

Financial liabilities are recognised initially at fair value minus transaction costs that are directly attributable to the issue of financial liabilities.

Subsequent measurement

After initial recognition, financial liabilities are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Profit and Loss over the period of the borrowings using the EIR. Gains and losses are recognised in Statement of Profit and Loss when the liabilities are derecognised.

The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Derecognition of financial liability

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in Statement of Profit and Loss as other income or finance cost.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

2.16 Foreign Currencies Translation

The Group's financial statements are presented in INR, which is its functional currency. The Group does not have any foreign operation.

Transactions and balances

Transactions in foreign currencies are initially recorded by the group at the exchange rate prevailing on the date of transaction. Monetary assets and liabilities denominated in foreign currencies are translated with reference to the rates of exchange ruling on the date of the reporting date.

Exchange differences arising on settlement or translation of monetary items are recognised in profit or loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

2.17 Income Tax

Income tax expense represents the sum of current and deferred tax. Tax is recognised in the Statement of Profit and Loss, except to the extent that it relates to items recognised directly in equity or other comprehensive income. In this case the tax is also recognised directly in equity or in other comprehensive income.

Current income tax

The Current Tax is based on taxable profit for the year under the tax laws enacted and applicable to the reporting period in the countries where the group operates and generates taxable income and any adjustment to tax payable in respect of previous years.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the group's financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using the Balance Sheet method. Deferred tax assets are generally recognised for all deductible temporary differences, unused tax losses and unused tax credits to the extent that it is probable that future taxable profits will be available against which those deductible temporary differences, unused tax losses and unused tax credits can be utilised. The carrying amount of deferred tax assets is reviewed at each Balance Sheet date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the Balance Sheet date.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets, and they relate to income taxes levied by the same tax authority.

Deferred tax assets include Minimum Alternative Tax (MAT) paid in accordance with the tax laws in India, which is likely to give future economic benefits in the form of availability of set off against future income tax liability. MAT is recognised as deferred tax asset in the balance sheet when the asset can be measured reliably and it is probable that the future economic benefit associated with the asset will be realised.

2.18 Revenue

Revenue for transmission business under TBCB route is measured based on the transaction price to which the Group expects to be entitled in a contract with a customer and excludes amounts collected on behalf of third parties.

Revenue for transmission business under RTM route is accounted for based on tariff order notified by CERC. In case of transmission projects where final tariff orders are yet to be notified, revenue is accounted for on provisional basis as per tariff regulations and orders of the CERC in similar cases. Difference, if any, is accounted on issuance of final tariff orders by the CERC.

The Group recognises revenue when it transfers control of a product or service to a customer.

Significant Financing Component

Where the period between the transfer of the promised goods or services to the customer and payment by the customer exceeds one year, the Company assesses the effects of significant financing component in the contract. As a consequence, the Company makes adjustment in the transaction prices for the effects of time value of money.

2.18.1 Revenue from Operations

Transmission Income is accounted for based on orders issued by CERC u/s 63 of Electricity Act 2003 for adoption of transmission charges. As at each reporting date, transmission income includes an accrual for services rendered to the customers but not yet billed.

Rebates allowed to beneficiaries as early payment incentives are deducted from the amount of revenue.

The Transmission system incentive / disincentive is accounted for based on certification of availability by the respective Regional Power Committees (RPC) and in accordance with the Transmission Service Agreement (TSA) entered between the Transmission Service Provider and long term Transmission Customers. Where certification by RPCs is not available, incentive/disincentive is accounted for on provisional basis as per estimate of availability by the group and differences, if any, is accounted upon certification by RPCs.

2.18.2 Other Income

Interest income is recognized, when no significant uncertainty as to measurability or collectability exists, on a time proportion basis taking into account the amount outstanding and the applicable interest rate, using the effective interest rate method (EIR).

Surcharge recoverable from trade receivables, liquidated damages, warranty claims and interest on advances to suppliers are recognized when no significant uncertainty as to measurability and collectability exists.

Income from Scrap is accounted for as and when sold.

Insurance claims for loss of profit are accounted for in the year of acceptance. Insurance claims are accounted for based on certainty.

Revenue from rentals and operating leases is recognized on an accrual basis in accordance with the substance of the relevant agreement.

Income from dividend on investments is accrued in the year in which it is declared, whereby the Group's right to receive is established.

2.19 Cash distributions to unit holders

The group recognises a liability to make cash distributions to unit holders when the distribution is authorised, and a legal obligation has been created. As per the InvIT Regulations, a distribution is authorised when it is approved by the Board of Directors of the Investment Manager. A corresponding amount is recognised directly in equity.

2.20 Provision and contingencies

Provisions

Provisions are recognised when the group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are discounted. Unwinding of the discount is recognised in the Statement of Profit and Loss as a finance cost. Provisions are reviewed at each

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Balance Sheet date and are adjusted to reflect the current best estimate.

Contingencies

Contingent liabilities are disclosed on the basis of judgment of the management / independent experts. These are reviewed at each balance sheet date and are adjusted to reflect the current management estimate.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the group or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made. Information on contingent liability is disclosed in the Notes to the Financial Statements.

Contingent assets are possible assets that arise from past events and whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the group. Contingent assets are disclosed in the financial statements when inflow of economic benefits is probable on the basis of judgment of management. These are assessed continually to ensure that developments are appropriately reflected in the financial statements.

2.21 Prior Period Items

Material prior period errors are corrected retrospectively by restating the comparative amounts for prior period presented in which the error occurred or if the error occurred before the earliest period presented, by restating the opening balance sheet.

2.22 Earnings per unit

Basic earnings per unit is computed using the net profit or loss for the year attributable to the unitholders and weighted average number of shares outstanding during the year.

Diluted earnings per unit is computed using the net profit or loss for the year attributable to the unitholders and weighted average number of units and potential units outstanding during the year, except where the result would be anti-dilutive.

2.23 Statement of Cash Flows

Statement of Cash Flows is prepared as per indirect method prescribed in the Ind AS 7 'Statement of Cash Flows.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 3/Property, Plant and Equipment

₹ in million

Particulars	Cost					Accumulated depreciation					Net Book Value	
	As at 1 April 2025	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2026	As at 1 April 2025	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2026	As at 31 March 2026	As at 31 March 2025
Land												
Freehold	309.04	-	-	-	309.04	-	-	-	-	-	309.04	309.04
Buildings												
Sub-Stations & Office	322.69	-	-	-	322.69	57.50	9.18	-	-	66.68	256.01	265.19
Township	14.38	84.53	-	0.20	98.71	2.50	3.51	-	-	6.01	92.70	11.88
Plant & Equipment												
Transmission	94,862.09	-	-	65.73	94,796.36	18,387.39	2,569.67	-	-	20,957.06	73,839.30	76,474.70
Substation	15,582.58	55.80	-	-	15,638.38	3,008.19	432.10	-	-	3,440.29	12,198.09	12,574.39
Unified Load Dispatch & Communication	42.41	-	-	-	42.41	12.01	1.95	-	-	13.96	28.45	30.40
Furniture and Fixtures	21.14	-	-	-	21.14	9.23	1.88	-	-	11.11	10.03	11.91
Office equipment	2.68	-	-	-	2.68	1.87	0.07	-	-	1.94	0.74	0.81
Electronic Data Processing & Word Processing Machines	9.52	-	-	-	9.52	4.03	1.83	-	-	5.86	3.66	5.49
Construction and Workshop equipment	0.14	-	-	-	0.14	0.03	-	-	-	0.03	0.11	0.11
Electrical Installation	4.06	-	-	-	4.06	2.04	0.34	-	-	2.38	1.68	2.02
Workshop & Testing Equipments	30.20	0.10	-	-	30.30	4.11	1.17	-	-	5.28	25.02	26.09
Miscellaneous Assets/Equipments	0.67	-	-	-	0.67	0.16	0.02	-	-	0.18	0.49	0.51
Total	**111,201.60**	**140.43**	**-**	**65.93**	**111,276.10**	**21,489.06**	**3,021.72**	**-**	**-**	**24,510.78**	**86,765.32**	**89,712.54**
Less: Provision for Impairment	1,448.73	(1,106.13)	-	-	342.60	-	-	-	-	-	342.60	1,448.73
Grand Total	**109,752.87**	**1,246.56**	**-**	**65.93**	**110,933.50**	**21,489.06**	**3,021.72**	**-**	**-**	**24,510.78**	**86,422.72**	**88,263.81**

Further Note :

The Group owns 72.53 Hectare of Freehold Land amounting to ₹ 201.19 million based on available Documentation.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 3/Property, Plant and Equipment (Contd.)

₹ in million

Particulars	Cost					Accumulated depreciation					Net Book Value	
	As at 01 April 2024	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2025	As at 01 April 2024	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2025	As at 31 March 2025	As at 31 March 2024
Land												
Freehold	309.04	-	-	-	309.04	-	-	-	-	-	309.04	309.04
Buildings												
Sub-Stations & Office	322.75	-	-	0.06	322.69	48.35	9.16	-	-	57.50	265.19	274.40
Township	14.38	-	-	-	14.38	2.11	0.39	-	-	2.50	11.88	12.27
Plant & Equipment												
Transmission	94,862.50	-	-	0.41	94,862.09	15,815.58	2,571.81	-	-	18,387.39	76,474.70	79,046.92
Substation	15,561.77	33.63	12.82	-	15,582.58	2,580.82	430.41	3.04	-	3,008.19	12,574.39	12,980.95
Unified Load Dispatch & Communication	42.41	-	-	-	42.41	10.06	1.95	-	-	12.01	30.40	32.35
Furniture and Fixtures	21.11	0.03	-	-	21.14	7.36	1.87	-	-	9.23	11.91	13.75
Office equipment	2.68	-	-	-	2.68	1.77	0.10	-	-	1.87	0.81	0.91
Electronic Data Processing & Word Processing Machines	9.52	-	-	-	9.52	2.20	1.83	-	-	4.03	5.49	7.32
Construction and Workshop equipment	0.14	-	-	-	0.14	0.02	0.01	-	-	0.03	0.11	0.12
Electrical Installation	4.06	-	-	-	4.06	1.70	0.34	-	-	2.04	2.02	2.36
Workshop & Testing Equipments	30.20	-	-	-	30.20	2.93	1.18	-	-	4.11	26.09	27.27
Miscellaneous Assets/Equipments	0.67	-	-	-	0.67	0.14	0.02	-	-	0.16	0.51	0.53
Total	**111,181.23**	**33.66**	**12.82**	**0.47**	**111,201.60**	**18,473.04**	**3,019.07**	**3.04**	**-**	**21,489.06**	**89,712.54**	**92,708.19**
Less: Provision for Impairment	6,212.52	(4,763.79)	-	-	1,448.73	-	-	-	-	-	1,448.73	6,212.52
Grand Total	**104,968.71**	**4,797.45**	**12.82**	**0.47**	**109,752.87**	**18,473.04**	**3,019.07**	**3.04**	**-**	**21,489.06**	**88,263.81**	**86,495.67**

Further Note :

The Group owns 72.53 Hectare of Freehold Land amounting to ₹ 201.19 million based on available Documentation.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 4/Capital work in progress

₹ in million

Particulars	As at 01 April 2025	Additions during the year	Adjustments	Capitalised during the year	As at 31 March 2026
Buildings					
Township	84.53	-	-	84.53	-
Plant & Equipments (including associated civil works)					-
Sub-Station	10.06	146.69	-	-	156.75
Expenditure pending allocation					-
Expenditure during construction period (net)	1.59	4.40	-	-	5.99
Total	**96.18**	**151.09**	**-**	**84.53**	**162.74**

₹ in million

Particulars	As at 01 April 2024	Additions during the year	Adjustments	Capitalised during the year	As at 31 March 2025
Buildings					
Township	64.78	19.75	-	-	84.53
Plant & Equipments (including associated civil works)					
Sub-Station	10.06	-	-	-	10.06
Expenditure pending allocation					
Expenditure during construction period(net)	-	1.59	-	-	1.59
Total	**74.84**	**21.34**	**-**	**-**	**96.18**

Ageing of Capital work in progress is as follows:

₹ in million

Particulars	<1 Year	1-2 Years	2-3 Years	>3 Years	Total
As at 31 March 2026					
Buildings					
Township	-	-	-	-	-
Plant & Equipments (including associated civil works)					
Sub-Station	146.69	-	0.57	9.49	156.75
Expenditure pending allocation					
Expenditure during construction period (net)	4.40	1.59	-	-	5.99
Total	**151.09**	**1.59**	**0.57**	**9.49**	**162.74**
As at 31 March 2025					
Buildings					
Township	19.75	15.89	24.13	24.76	84.53
Plant & Equipments (including associated civil works)					
Sub-Station	-	0.57	2.32	7.17	10.06
Expenditure pending allocation					
Construction Stores (Net of Provision)	1.59	-	-	-	1.59
Total	**21.34**	**16.46**	**26.45**	**31.93**	**96.18**

Note:

400Ks line bay at 765/400 kv Parli(New) S/s for RE Interconnection under Regulated Tariff Mechanism ("Project") Central Transmission Utility of I ndia Limited (CTUIL), vide Office Memorandum dated January 2, 2024, approved the implementation of the project by PPTL under the Regulated Tariff Mechanism(RMT), with a scheduled completion date of December 31, 2025. The Project is successfully charged on no-load on December 31, 2025. Petition has been filled with CERC for declaring DOCO. Pending declaration of DOCO by CERC, Project has not been capitalised.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 5/Other Intangible assets

₹ In million

Particulars	Cost					Accumulated Amortisation					Net Book Value	
	As at 1 April 2025	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2026	As at 1 April 2025	Additions during the year	Disposal	Impairment	As at 31 March 2026	As at 31 March 2026	As at 31 March 2025
Right of Way-Afforestation Expenses	1,802.66	-	-	-	1,802.66	331.19	50.68	-	-	381.87	1,420.79	1,471.47
Rights to Additional Revenue	3,041.50	-	-	-	3,041.50	292.07	97.22	-	-	389.29	2,652.21	2,749.43
Total	**4,844.16**	-	-	-	**4,844.16**	**623.26**	**147.90**	-	-	**771.16**	**4,073.00**	**4,220.90**
Less: Provision for Impairment	131.16	(110.27)	-	-	20.89	-	-	-	-	-	20.89	131.16
Grand Total	**4,713.00**	**110.27**	-	-	**4,823.27**	**623.26**	**147.90**	-	-	**771.16**	**4,052.11**	**4,089.74**

₹ In million

Particulars	Cost					Accumulated Amortisation					Net Book Value	
	As at 01 April 2024	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2025	As at 01 April 2024	Additions during the year	Disposal	Adjustment during the year	As at 31 March 2025	As at 31 March 2025	As at 31 March 2024
Right of Way-Afforestation Expenses	1,802.66	-	-	-	1,802.66	280.52	50.67	-	-	331.19	1,471.47	1,522.14
Rights to Additional Revenue	3,041.50	-	-	-	3,041.50	194.84	97.23	-	-	292.07	2,749.43	2,846.66
Total	**4,844.16**	-	-	-	**4,844.16**	**475.36**	**147.90**	-	-	**623.26**	**4,220.90**	**4,368.80**
Less: Provision for Impairment	447.65	(316.49)			131.16	-	-	-	-	-	131.16	447.65
Grand Total	**4,396.51**	**316.49**	-	-	**4,713.00**	**475.36**	**147.90**	-	-	**623.26**	**4,089.74**	**3,921.15**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 6 / Trade Receivables

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Trade receivables - Unsecured		
Unsecured Considered good		
Considered good	-	13.91
Total	**-**	**13.91**

Further Notes:

Refer Note 49 for disclosure as per Ind AS 115 'Revenue from Contracts with Customers'.

Electricity (late Payment Surcharge and Related Matters) Rules, 2022 as notified by Ministry of Power on 03 June 2022, provides that at the option of the Distribution licensees, the outstanding dues including the Late Payment Surcharge (LPSC) upto the date of said notification shall be rescheduled upto a maximum period of 48 months in the manner prescribed in the said rules and no further LPSC shall be charged on those dues. Pursuant to the above, some of the distribution licensees have opted for rescheduling of their dues with Central Transmission Utility.

The Group's portion of dues have been presented at their fair value under Trade Receivables (Non-current / Current) considering the requirements of applicable Indian Accounting Standards. Consequently, the fair value difference amounting to ₹ 64.28 million has been charged as Other Expense (refer Note 27) in FY 2023-24 and unwinding thereon amounting to ₹ 6.11 million accounted for as Other Income in Current Year (Previous Year ₹ 20.99 million) (refer Note 26)

Ageing of Trade Receivables is as follows:

₹ in million

Particulars		Unbilled	Not Due	0-6M	6M-1Y	1Y-2Y	2Y-3Y	>3Y	Total
As at 31 March 2026									
Considered – Good	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
Significant increase in Credit Risk	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
Credit Impaired	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
As at 31 March 2025									
Considered – Good	Undisputed	-	13.91	-	-	-	-	-	13.91
	Disputed	-	-	-	-	-	-	-	-
Significant increase in Credit Risk	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
Credit Impaired	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
		-	13.91	-	-	-	-	-	13.91

Note 7 / Other non Current Financial assets

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Receivables - Central Transmission utility India Limited*	160.66	174.61
Total	**160.66**	**174.61**

**Outstanding Balance for TDS recoverable from DICs. (Refer Note No. 34)*

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 8 /Other Non-current Assets

(Unsecured considered good unless otherwise stated)

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Advances for Other than Capital Expenditure		
Security deposits - Unsecured	3.38	3.34
Others		
Advance Tax and Tax Deducted at Source	1,957.34	2,117.40
Less: Tax Liabilities - (From Note 24)	1,606.33	1,837.67
	351.01	**279.73**
TOTAL	**354.39**	**283.07**

Note 9 /Inventories

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
(For mode of valuation refer Note 2.12)		
Components,Spares & other spare parts	308.56	306.52
Loose tools	0.62	0.78
TOTAL	**309.18**	**307.30**

Note 10 /Trade receivables

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
i) Trade receivables		
Unsecured Considered good	1,875.54	2,053.71
Considered doubtful(Credit Impaired)	35.09	22.62
	1,910.63	**2,076.33**
Less: Provision for doubtful trade receivables	35.09	22.62
TOTAL	**1,875.54**	**2,053.71**

Further Notes:

Ageing of Trade Receivables is as follows: ₹ in million

Particulars		Unbilled	Not Due	0-6M	6M-1Y	1Y-2Y	2Y-3Y	>3Y	Total
As at 31 March 2026									
Considered – Good	Undisputed	1,388.92	417.33	47.04	-	1.94	1.51	18.80	1875.54
	Disputed	-	-	-	-	-	-	-	-
Significant increase in Credit Risk	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
Credit Impaired	Undisputed	-	-	-	-	-	-	35.09	35.09
	Disputed	-	-	-	-	-	-	-	-
		1,388.92	**417.33**	**47.04**	**-**	**1.94**	**1.51**	**53.89**	**1,910.63**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Ageing of Trade Receivables is as follows: ₹ in million

Particulars		Unbilled	Not Due	0-6M	6M-1Y	1Y-2Y	2Y-3Y	>3Y	Total
As at 31 March 2025									
Considered – Good	Undisputed	1,388.13	428.56	74.15	28.02	47.56	67.85	19.44	2053.71
	Disputed	-	-	-	-	-	-	-	-
Significant increase in Credit Risk	Undisputed	-	-	-	-	-	-	-	-
	Disputed	-	-	-	-	-	-	-	-
Credit Impaired	Undisputed	-	-	0.05	1.07	-	-	21.50	22.62
	Disputed	-	-	-	-	-	-	-	-
		1388.13	**428.56**	**74.2**	**29.09**	**47.56**	**67.85**	**40.94**	**2,076.33**

Trade receivables includes receivables from various DICs through CTUIL.

Refer Note 49 for disclosure as per Ind AS 115 " Revenue from Contract With Customer" & Note 39 for details of trade receivables from related parties.

*Trade Receivable includes Unbilled receivables representing Transmission Charges for the month of March 2026 including arrear bills for previous quarters, incentive and surcharge amounting to ₹ 1,388.92 million (Previous year ₹ 1,388.13 million) billed to beneficiaries in the subsequent month."

Note 11 /Cash and Cash Equivalents

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Balance with banks-		
In Current accounts	32.10	49.95
In term deposits (with maturity of 3 months or less)	4,375.46	4,211.92
Total	**4,407.56**	**4,261.87**

Further Notes:

Balance in current account does not earn interest . Surplus money is transferred into Term Deposits.

Note 12/Bank balances other than Cash and Cash equivalents

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Balance with banks-		
In designated Current accounts (For Distribution Payments)*	5.85	3.10
In Term Deposits having maturity over 3 months but upto 12 months	2,124.24	2,057.83
Total	**2,130.09**	**2,060.93**

Further Notes:

**Earmarked balance with banks pertains to unclaimed distribution to unitholders.*

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 13 /Other Current Financial Assets

(Unsecured considered good unless otherwise stated)

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Interest accrued on Term Deposits	50.09	46.19
Others	10.02	65.83
Total	**60.11**	**112.02**

Note 14 /Other Current Assets

(Unsecured considered good unless otherwise stated)

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Advances recoverable in kind or for value to be received		
Balance with Customs Port Trust and other authorities	0.16	0.16
Service Tax Demand Pre-Deposit *	3.77	3.77
Others**	33.78	33.83
	37.71	**37.76**
Prepaid Expenses	102.39	117.44
Total	**140.10**	**155.20**

**One of the SPVs of the Trust had received Order from Commisioner of CGST & Central Excise, Nagpur-II Commissionerate with respect to the Non-Payment of Service Tax on Deposits of ₹ 335.01 million in Compensatory Afforestation Management and Planning Authority (CAMPA) Fund. The Order was against the SPV and the Department raised demand to pay the due Service Tax of ₹ 50.25 million along with penalty and applicable interest. We have filed appeal against the order in Customs Excise and Service tax Appellate Tribunal (CESTAT), Mumbai on 23 March 2023 and as a pre-requisite to the Appeal u/s 35F of the Excise Act read with Section 83 of the Finance Act 1994, a pre-deposit of ₹ 3.77 million (7.5 % of the total demand amount) was deposited with the Department on 15 March 2023.*

***Others include Entry tax deposit as per Orders of Appellate authority for stay, part of contingent liability (Refer Note no. 44) and Carried forward balance of CSR expenses (Refer note no. 36)*

Note 15 / Unit Capital

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Authorised		
Issued, subscribed and paid up		
909,999,200 units (Issue Price of ₹ 100 Each)	90,999.92	90,999.92
Total	**90,999.92**	**90,999.92**

Further Notes:

Terms/rights attached to Units

The Trust has only one class of units. Each Unit represents an undivided beneficial interest in the Trust. Each holder of unit is entitled to one vote per unit. The Unitholders have the right to receive at least 90% of the Net Distributable Cash Flows of the Trust at least once in every six months in each financial year in accordance with the InvIT Regulations.

A Unitholder has no equitable or proprietary interest in the projects of PGInvIT and is not entitled to any share in the transfer of the projects (or any part thereof) or any interest in the projects (or any part thereof) of PGInvIT. A Unitholder's right is limited to the right to require due administration of PGInvIT in accordance with the provisions of the Trust Deed and the Investment Management Agreement.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Reconciliation of the number of units outstanding and the amount of unit capital:

Particulars	No. of Units	₹ In million
As at 01 April 2025	909,999,200	90,999.92
Issued during the year	-	-
As at 31 March 2026	**909,999,200**	**90,999.92**
As at 01 April 2024	909,999,200	90,999.92
Issued during the year	-	-
As at 31 March 2025	**909,999,200**	**90,999.92**

During the FY 2021-22 the Trust has issued 909,999,200 units at the rate of ₹ 100.00 per unit. Out of which, Fresh issue comprised of 499,348,300 no. of units and 410,650,900 no. of units allotted to the Sponsor. In compliance with InvIT Regulations, Sponsor retained 136,500,100 no. of units and made an Offer for Sale for 274,150,800 no. of units.

Details of Sponsor holding:

Particulars	No. of Units	% holding
Power Grid Corporation of India Limited (Sponsor)	136,500,100	15.00%

Unitholders holding more than 5 (five) percent units in the Trust:

Particulars	31 March 2026		31 March 2025	
	Nos. in million	% holding	Nos. in million	% holding
POWER GRID CORPORATION OF INDIA LIMITED (SPONSOR)	136.50	15.00%	136.50	15.00%
CPP INVESTMENT BOARD PRIVATE HOLDINGS 4 INC	-	-	91.84	10.09%
NPS TRUST	62.87	6.91%	63.04	6.93%
HDFC TRUSTEE COMPANY LTD	50.5	5.55%	35.84	3.94%
WHITEOAK MUTUAL FUND	-	-	16.04	1.76%

Note 16 /Other Equity

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Reserves and Surplus		
Capital reserve	1,292.82	1,292.82
Retained Earnings	(10,102.64)	(10,667.33)
Total	**(8,809.82)**	**(9,374.51)**

Capital Reserve

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	1,292.82	330.15
Addition during the year	-	962.67
Deduction during the year	-	-
Balance at the end of the year	**1,292.82**	**1,292.82**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Retained Earnings

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Balance at the beginning of the year	(10,667.33)	(13,478.88)
Add: Additions		
Net Profit for the period	9,118.68	11,756.84
	9,118.68	11,756.84
Less: Appropriations		
Distribution during the year	8,553.99	8,945.29
	8,553.99	8,945.29
Balance at the end of the year	**(10,102.64)**	**(10,667.33)**

Retained earnings are the profits earned till date, less any transfers to reserves and distributions paid to unitholders.

Note 17/ Borrowings

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Secured Indian Rupee Loan from Banks		
Term loan from HDFC Bank Ltd.	10,640.33	10,723.19
Less: Current maturities	82.86	82.86
	10,557.47	**10,640.33**
Less: Unamortised transaction cost	4.81	5.31
Total	**10,552.66**	**10,635.02**

Further Notes:

The term loan is secured by (i) first pari passu charge on entire current assets including loans and advances, any receivables accrued/realized from those loans and advances extended by the Trust to its subsidiaries (direct or indirect) including loans to all project SPVs and future SPVs; (ii) First pari-passu charge on Escrow account of the Trust and (iii) First and exclusive charge on Debt Service Reserve Account.

First tranche of term loan of Rs 5,755.85 mn from bank was raised at the interest rate of 3 months T-Bill rate plus spread of 194 basis point and repayable in 64 quarterly installments of varying amounts commencing from 30 June 2022. The spread has been revised to 127 basis points w.e.f. 9th July 2023.

Second tranche of term loan of Rs 5,060.00 mn from bank was raised at the interest rate of Repo rate plus spread of 150 basis point and repayable in 64 quarterly installments of varying amounts commencing from 31 March 2025.

There have been no breaches in the financial covenants with respect to borrowings.

There has been no default in repayment of loans or payment of interest thereon as at the end of the year.

Note 18 / Other Non-current Financial Liabilities

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Deposit/Retention money from contractors and others	0.08	-
Total	**0.08**	**-**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 19 / Deferred tax liabilities (Net)

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Deferred Tax Liability		
Difference in book depreciation and tax depreciation	17,779.71	17,938.25
	17,779.71	**17,938.25**
Deferred Tax Assets		
Unused Tax Losses	2,119.80	2,488.75
MAT Credit Entitlement	1,832.37	1,716.91
Provisions and other	1.56	0.74
Fair Value Loss on Financial Asset	7.31	7.04
	3,961.04	4,213.44
Net Deferred tax liability	**13,818.67**	**13,724.81**

₹ In million

Particulars	Property, Plant & Equipment
As at 01 April 2024	9,070.63
Charged/ (Credited) to Profit or Loss	492.00
As at 31 March 2025	**9,562.63**
As at 01 April 2025	9,562.63
Charged/ (Credited) to Profit or Loss	90.85
As at 31 March 2026	**9,653.48**

Movement in Deferred Tax asset

₹ In million

Particulars	Unused Tax Losses	Provisions and other	MAT Credit	Fair Value Loss on Financial Asset	Total
As at 01 April 2024	2,644.26	0.15	1,609.51	7.16	4,261.08
Charged/ (Credited) to Profit or Loss	(155.51)	0.59	107.40	(0.13)	(47.65)
As at 31 March 2025	**2,488.75**	**0.74**	**1,716.91**	**7.03**	**4,213.43**
As at 01 April 2025	2,488.75	0.74	1,716.91	7.03	4,213.43
Charged/ (Credited) to Profit or Loss	(368.95)	0.82	115.46	0.28	(252.39)
As at 31 March 2026	**2,119.80**	**1.56**	**1,832.37**	**7.31**	**3,961.04**

Amount taken to Statement of Profit and Loss

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Increase/(Decrease) in Deferred Tax Liabilities	90.85	1,565.02
(Increase)/Decrease in Deferred Tax Assets	252.39	47.64
Net Amount taken to Statement of Profit and Loss	**343.24**	**1,612.66**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 20/ Borrowings

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Secured Indian Rupee Loan from Banks		
Current maturities of Term loan from HDFC Bank Ltd.	82.86	82.86
Total	**82.86**	**82.86**

Refer Note no. 12 for Borrowings.

Note 21 /Trade payables

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
For goods and services		
Total outstanding dues of Micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than Micro enterprises and small enterprises		
Related Party	20.84	11.53
Others	18.17	7.33
Total	**39.01**	**18.86**

Disclosure with regard to Micro and Small enterprises as required under "The Micro, Small and Medium Enterprises Development Act, 2006" is given in Note No 37.

Further Notes:

₹ In million

Ageing of Trade Payables is as follows:	Not billed	<1Y	1Y-2Y	2Y-3Y	>3Y	Total
As at 31 March 2026						
MSME						
Disputed	-	-	-	-	-	-
Undisputed	-	-	-	-	-	-
Total	-	-	-	-	-	-
Others						
Disputed	-	-	-	-	-	-
Undisputed	39.01	-	-	-	-	39.01
Total	**39.01**	**-**	**-**	**-**	**-**	**39.01**
As at 31 March 2025						
MSME						
Disputed	-	-	-	-	-	-
Undisputed	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**
Others						
Disputed	-	-	-	-	-	-
Undisputed	18.86	-	-	-	-	18.86
Total	**18.86**	**-**	**-**	**-**	**-**	**18.86**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 22/Other Current Financial Liabilities

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Unclaimed Distribution	5.85	3.10
Others		
Dues for capital expenditure	110.54	148.99
Deposits/Retention money from contractors and others.	46.67	35.36
Related parties	3.77	5.36
Others	0.78	2.37
	161.76	**192.08**
Total	**167.61**	**195.18**

Note 23/Other current liabilities

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Statutory dues	3.71	3.71
Total	**3.71**	**3.71**

Note 24/ Current Tax Liabilities (Net)

₹ In million

Particulars	As at 31 March 2026	As at 31 March 2025
Taxation (Including interest on tax)		
Opening Balance	1,609.18	1,796.92
Additions during the year	188.55	190.66
Adjustments during the year	191.40	(149.91)
Total	**1,606.33**	**1,837.67**
Net off against Advance tax and TDS (Refer Note 7)	(1,606.33)	(1,837.67)
Closing Balance	**-**	**-**

Note 25/Revenue from Operations

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Sales of services		
Transmission Business		
Transmission Charges	12,561.54	12,664.93
Other operating income*	18.74	-
Total	**12,580.28**	**12,664.93**

**Refer Note 49 for disclosure as per Ind AS 115 "Revenue from Contracts with Customers"*

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 26 / Other Income

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest		
Indian Banks	335.97	312.37
Unwinding of Discount on Financial Assets	6.11	20.99
Others	9.53	18.02
	351.61	**351.38**
Others		
Surcharge	12.22	23.15
Profit/(loss) of disposal of Fixed Assets	9.62	-
Excess Provision Written back	6.68	3.72
Miscellaneous income	6.05	7.37
	34.57	**34.24**
Total	**386.18**	**385.62**

Note 27 / Other Expenses

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Repair & Maintenance		
Others	0.17	-
Power Charges	16.85	14.88
System and Market Operation Charges	15.85	16.33
CERC license fee & Other charges	14.59	14.62
Director Sitting Fee	4.40	3.17
Security Expenses	18.95	18.86
Legal Expenses	1.51	1.72
Professional Charges(Including TA/DA)	2.03	3.00
RTA Fee	0.63	0.61
Rating Fee	2.12	1.90
Internal Audit and Physical verification Fees	0.21	0.23
Inland Travelling Expenses	0.11	0.19
Annual Meeting Expenses	0.90	0.69
Listing Fee	4.72	4.72
Miscellaneous Expenses	1.56	2.13
Rates and Taxes	0.55	2.16
Advertisement and publicity	-	0.37
Provision for bad & doubtful debts	19.15	6.54
Crop and Tree compensation expenses	0.94	0.23
Custodial Fee	2.61	1.60
Expenditure on Corporate Social Responsibility (CSR)	58.73	67.50
Construction Consultancy Charges	4.40	1.59
Less: Transferred to Expenditure during Construction(Net)	(4.40)	(1.59)
Total	**166.58**	**161.45**

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

Note 28 /Employee Benefits Expense

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Salaries, wages, allowances & benefits	11.93	12.09
Total	**11.93**	**12.09**

Note 29 /Finance Costs

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Interest and finance charges on financial liabilities at amortised cost		
Interest on Secured Indian Rupee Term Loan from Banks	741.27	554.99
Amortization of Upfront fee	0.50	0.49
Total	**741.77**	**555.48**

Note 30 /Depreciation and Amortization Expense

₹ In million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Depreciation of Property,Plant and Equipment	3,021.72	3,019.06
Amortisation of Intangible Assets	147.90	147.90
Total	**3,169.62**	**3,166.96**

31. Earnings per Unit (EPU)

Basic EPU amounts are calculated by dividing the profit for the year attributable to unitholders by the weighted average number of units outstanding during the year.

Diluted EPU amounts are calculated by dividing the profit attributable to unitholders by the weighted average number of units outstanding during the period plus the weighted average number of units that would be issued on conversion of all the dilutive potential units into unit capital.

The following reflects the profit and unit data used in the basic and diluted EPU computation:

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Profit after tax for calculating basic and diluted EPU (₹ in million)	9,118.68	11,756.84
Weighted average number of units in calculating basic and diluted EPU (No. in million)	910 .00	910.00
Earnings Per Unit		
Basic (₹ /unit)	10.02	12.92
Diluted (₹ /unit)	10.02	12.92

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

32. Significant accounting judgements, estimates and assumptions

The preparation of the Group's financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities and the accompanying disclosures. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in future periods.

(i) Judgement

In the process of applying the Group's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements.

a) Classification of Unitholders' Funds

Under the provisions of the InvIT Regulations, Group is required to distribute to unitholders not less than ninety percent of the net distributable cash flows of Group for each financial year. Accordingly, a portion of the unitholders' funds contains a contractual obligation of the Group to pay to its unitholders cash distributions. The unitholders' funds could therefore have been classified as compound financial instrument which contain both equity and liability components in accordance with Ind AS 32 – 'Financial Instruments: Presentation'. However, in accordance with SEBI Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July11, 2025 issued under the InvIT Regulations, the unitholders' funds have been classified as equity in order to comply with the mandatory requirements of Section H of Chapter 3 of the SEBI Master Circular dated July 11, 2025 dealing with the minimum disclosures for key financial statements. In line with the above, the distribution payable to unitholders is recognized as liability when the same is approved by the Investment Manager.

(ii) Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities or fair value disclosures within the next financial year, are described below. The Group based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

a) Fair Valuation and disclosure

SEBI Circulars issued under the InvIT Regulations require disclosures relating to net assets at fair value and total returns at fair value. In estimating the fair value of investments, the Group engages independent qualified external valuer, as mandated under InvIT Regulations, to perform the valuation. The management works closely with the valuers to establish the appropriate valuation techniques and inputs for valuation. The management reports the valuation report and findings to the Board of the Investment Manager half yearly to explain the cause of fluctuations in the fair value of the projects. The inputs for the valuation are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates, etc. Changes in assumptions about these factors could affect the fair value.

b) Useful life of property, plant and equipment

The estimated useful life of property, plant and equipment is based on a number of factors including the effects of obsolescence, demand, competition and other economic factors (such as the stability of the industry and known technological advances) and the level of maintenance expenditures required to obtain the expected future cash flows from the asset.

The group reviews at the end of each reporting date the useful life of property, plant and equipment and are adjusted prospectively, if appropriate

c) Provisions and contingencies

The assessments undertaken in recognizing provisions and contingencies have been made in accordance with Ind AS 37 "Provisions, Contingent Liabilities and Contingent Assets". The evaluation of the likelihood of the contingent events has required best judgment by management regarding the probability of exposure to potential loss. Should circumstances change following unforeseeable developments, this likelihood could alter.

d) Income Taxes:

Significant estimates are involved in determining the provision for current and deferred tax, including amount expected to be paid/recovered for uncertain tax positions.

33. Party balances and confirmations

a) Some balances of Trade Receivables and recoverable shown under Assets and Trade and Other Payables shown under Liabilities include balances subject to confirmation/ reconciliation and consequential adjustments if any. However, reconciliations are carried out on ongoing basis. The management does not expect any material adjustment in the books of accounts as a result of the reconciliation.

b) In the opinion of the management, the value of any of the assets other than Property, Plant and Equipment on realization in the ordinary course of business will not be less than the value at which they are stated in the Balance Sheet.

34.

Central Transmission Utility of India Limited (CTUIL) was notified as CTU w.e.f. 01 April 2021 by GOI vide Notification No. CG-DL-E-09032021-225743 and is entrusted with the job of centralized Billing, Collection and Disbursement (BCD) of transmission charges on behalf of all the IST licensees. Accordingly, CTUIL is raising bills for transmission charges to DICs on behalf of IST licensees. The debtors and their recovery are accounted based on the list of DICs given by CTUIL

35. Disclosure as per Ind AS 116 – "Leases"

The group does not have any lease arrangements either as a lessor or lessee therefore Ind AS 116 "leases" does not apply to the group"

36. Corporate Social Responsibility (CSR) Expenses

As per Section 135 of the Companies Act, 2013 along with Companies (Corporate Social Responsibility Policy) Rules, 2014 and Companies (CSR Policy) Amendment Rules, 2021, the Subsidiaries of the Trust are required to spend, in every financial year, at least two percent of the average net profits of the Subsidiaries made during the three immediately preceding financial years. Accordingly, subsidiaries of the Trust have spent ₹ 58.68 million during the year and utilised ₹ 0.05 million from earlier excess carried forward balance (Previous year ₹ 67.63 million and carried forward excess csr of ₹ ₹ 0.13 million). Hence currently group has ₹ 0.08 million (Previous Year ₹ 0.13 million) excess amount spent was carried forward to next financial year which can be utilised for next two financial years.

37. Details of Dues to Micro, Small and Medium Enterprises as defined under MSMED Act, 2006

Sr. No	Particulars	As at 31 March 2026	As at 31 March 2025
1	Principal amount and interest due there on remaining unpaid to any supplier as at end of each accounting year:	-	-
	Principal	-	-
	Interest	-	-
2	The amount of Interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	-	-
3	The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under MSMED Act, 2006	-	-
4	The amount of interest accrued and remaining unpaid at the end of each accounting year	-	-
5	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act 2006	-	-

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

38. Fair Value Measurements

The management has assessed that the financial assets and financial liabilities as at year end are reasonable approximations of their fair values.

The Trust is required to present the statement of total assets at fair value and statement of total returns at fair value as per SEBI Master Circular No. SEBI/HO/DDHS-PoD-2/P/CIR/2025/102 dated July11, 2025 as a part of these financial statements- Refer Statement of Net Assets at Fair Value and Statement of Total Returns at Fair Value.

The inputs to the valuation models for computation of fair value of assets for the above mentioned statements are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as WACC, Tax rates, Inflation rates, etc.

The significant unobservable inputs used in the fair value measurement required for disclosures 2 categorized within Level 3 of the fair value hierarchy together with a quantitative sensitivity analysis as at 31 March 2026 and 31 March 2025 are as shown below:

(₹ in million)

Significant unobservable input	Input for 31 March 2026	Sensitivity of input to the fair value	Increase/(Decrease) in fair value 31 March 2026
WACC	**8.00%**	8.50%	(3,942.61)
		7.50%	5,008.23

(₹ in million)

Significant unobservable input	Input for 31 March 2025	Sensitivity of input to the fair value	Increase/(Decrease) in fair value 31 March 2025
WACC	8.00%	8.50%	(4,002.51)
		7.50%	4,444.10

Quantitative disclosures fair value measurement hierarchy for assets :

(₹ in million)

Particulars	Date of valuation	Level 1	Level 2	Level 3	Total
Assets for which fair values are disclosed:	31-Mar-26	-	-	90,474.83	90,474.83
Property Plant and Equipment, Intangible Assets and Goodwill*	31-Mar-25	-	-	92,353.55	92,353.55

**Statement of Net assets at fair value and total return at fair value require disclosure regarding fair value of assets (liabilities are considered at book value). Since the fair value of assets other than the Property Plant and Equipment, Intangible Asset and Goodwill, approximate their book value hence these have been disclosed above.*

The Value disclosed above represents 100% value of the Property Plant and Equipment, Intangible Assets and Goodwill without adjustment for Non-Controlling Interest.

There have been no transfers among Level 1, Level 2 and Level 3.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

39. Related Party Disclosures

(A) Disclosure as per Ind AS 24 - "Related Party Disclosures"

Entity with significant influence over trust

Name of entity	Place of business/ country of incorporation	Relationship with Trust	Proportion of Ownership as at 31 March 2026	Proportion of Ownership as at 31 March 2025
Power Grid Corporation of India Limited	India	Sponsor and Project Manager / Entity with significant influence	15%	15%

(B) Disclosure as per Regulation 2(1) (zv) of the InvIT Regulations

(i) Parties to Trust

Name of entity	Place of business/ country of incorporation	Relationship with Trust	Proportion of Ownership as at 31 March 2026	Proportion of Ownership as at 31 March 2025
Power Grid Corporation of India Limited	India	Sponsor and Project Manager	15%	15%
POWERGRID Unchahar Transmission Limited	India	Investment Manager	NA	NA
IDBI Trusteeship Services Limited	India	Trustee	NA	NA

(ii) Promoters of the parties to Trust specified in (i) above

Name of entity	Promoter
Power Grid Corporation of India Limited	Government of India
POWERGRID Unchahar Transmission Limited	Power Grid Corporation of India Limited
IDBI Trusteeship Services Limited	IDBI Bank Limited
	Life Insurance Corporation of India
	General Insurance Corporation of India

(iii) Directors of the parties to Trust specified in (i) above

a) **Directors of Power Grid Corporation of India Limited:**

Shri Ravindra Kumar Tyagi (Ceased to be Chairman & Managing Director w.e.f. 31.03.2026)

Shri Burra Vamsi Rama Mohan* (Appointed as Chairman & Managing Director w.e.f 01.04.2026)

Shri Naveen Srivastava

Shri G. Ravisankar

Dr. Saibaba Darbamulla

Dr. Yatindra Dwivedi

Shri Lalit Bohra (Ceased to be Govt. Nominee Director w.e.f. 11.04.2025)

Shri Abhay Bakre (Appointed as Govt. Nominee Director w.e.f 12.04.2025)

Shri Shiv Tapasya Paswan (Ceased to be Independent Director w.e.f. 15.04.2026)

Shri Rohit Vaswani (Ceased to be Independent Director w.e.f. 15.04.2026)

Smt. Sajal Jha

Smt. Sajal Jha

**Additional Charge for the post of Director (Projects).*

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

b) **Directors of POWERGRID Unchahar Transmission Limited**

Shri Naveen Srivastava

Dr. Anupam Arora (Appointed as Independent Director w.e.f 19.05.2025)

Shri Sanjay Sharma

Shri Amit Garg

c) **Key Managerial Personnel of POWERGRID Unchahar Transmission Limited**

Smt. Neela Das (CEO)

Shri Gaurav Malik (CFO)

Shri Shwetank Kumar (CS)

d) **Directors of IDBI Trusteeship Services Limited**

Shri Jayakumar S. Pillai

Shri Pradeep Kumar Malhotra

Ms. Baljinder Kaur Mandal(Ceased to be Director w.e.f. 30.09.2025)

Shri Balkrishna Variar

Shri Hare Krushna Panda

Shri Arun Kumar Agarwal

Shri Soma Nandan Satpathy

Shri Kumar Neel Lohit (Appointed as Additional Director w.e.f. 15.10.2025)

(C) Related Party Transactions

(i) The outstanding balances of related parties are as follows:

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March 2025
Amount payable		
Power Grid Corporation of India Limited (Sponsor and Project Manager)		
Incentive on O&M Consultancy fees and PIMA fees thereon	20.84	11.53
Other Payable – Construction consultancy charges	2.33	1.59
CAMPA Appeal Pre-deposit	3.77	3.77
Total	**26.94**	**16.89**

(ii) The transactions with related parties during the period are as follows: -

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March 2025
Power Grid Corporation of India Limited (Sponsor and Project Manager)		
Distribution paid	1,638.00	1,638.00
Dividend paid	-	294.69
Payment of Operation & Maintenance Charges (Including Taxes)	332.80	321.51
Payment of Project Implementation & Management Charges (Including Taxes)	49.93	48.22
Consultancy Fees	4.40	1.59
Legal Expenses Recovered from Power Grid Corporation of India Limited	-	0.05
POWERGRID Unchahar Transmission Limited (Investment Manager)		
Payment of Investment Manager fee (Including Taxes)	113.23	105.87
IDBI Trusteeship Services Limited (Trustee)		
Payment of Trustee fee (Including Taxes)	0.35	0.35

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

(iii) Remuneration to Key Managerial Personnel:

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March 2025
Short Term Employee Benefits	11.93	12.09
Director Sitting fees	4.40	3.17

40. Inve stment Manager Fees

Pursuant to the Investment Management Agreement dated 18 December 2020, Investment Manager fees is aggregate of

a. ₹ 72,500,000 per annum, in relation to the initial SPVs; and

b. 0.10% of the aggregate Gross Block of all Holding Companies and SPVs acquired by the InvIT after the execution of this agreement.

Further, the management fee set out above shall be subject to escalation on an annual basis at the rate of 6.75% of the management fee for the previous year. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the management fee.

During the year, Group has not acquired any assets other than initial SPVs.

41. Project Manager Fees

Pursuant to the Project Implementation and Management Agreement dated January 23, 2021, Project Manager is entitled to fees @ 15% of the aggregate annual fees payable under the O&M Agreements. Any applicable taxes, cess or charges, as the case may be, shall be in addition to the fee.

42. Segment reporting

The Group's activities comprise of transmission of electricity in India. Based on the guiding principles given in Ind AS - 108 "Operating Segments", this activity falls within a single operating segment and accordingly the disclosures of Ind AS -108 have not separately been given.

43. Capital and other Commitments

(₹ in million)

Particulars	As at 31 March 2026	As at 31 March, 2025
Company's commitment towards further loan in subsidiary companies	121.24	323.91

The Group has entered into transmission services agreement (TSA) with long term transmission customers pursuant to which the Group has to ensure minimum availability of transmission line over the period of the TSA. The TSA contains provision for disincentives and penalties.

44. Contingent liability

1. Claims against the Group not acknowledged as debts in respect of Disputed Income Tax/Sales Tax/Excise/Municipal Tax/Entry Tax Matters

i) Disputed Entry Tax Matters amounting to ₹ 96.28 million (Previous Year ₹ 96.28 million) contested before the Appellant Deputy Commissioner. In this regard, the ADC vide order dt.26.07.2018 in ADC Order No.777 had granted a conditional stay upon the Company depositing 35% of the disputed tax, i.e., ₹ 33.70 Million. In hearing of the case, ADC (CT) has dismissed the appeal vide order dated 17.06.2020. The company filed writ petition with Hon'ble High Court of the state of Telangana on 17.08.2020 and Hon'ble High Court grant stay for all further proceedings against the ADC order dated 17.06.2020. The Group is confident that this matter will be disposed off in favour of the group.

ii) Intimation from Income Tax Department Under Section 143(1)(a) received with demand of ₹ 3.11 million (For the Assessment Year 2019-20) by disallowing part TDS claimed. Appeal has been made to IT Department against the same and is pending with CIT(A).

iii) Order received from Income Tax Department Under Section 154 read with Section 143(1a) with demand of ₹ 7.99 million (For the Assessment Year 2023-24) considering the return of income to be defective. Appeal has been made to IT Department against the same and is pending with CIT(A).

iv) In respect of claims made by various State/ Central Government Departments/Authorities from 2016 to 2018 towards building permission fees, penalty on diversion of agriculture land to non-agriculture use, Nala tax, water royalty etc. and by others, contingent

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

liability of ₹ 3.05 million (Previous Year ₹ 3.05 million) has been estimated. Same has been pending with concerned Tehsildar.

v) We have received Order from Commissioner of CGST & Central Excise, Nagpur-II Commissionerate with respect to the Non-Payment of Service Tax on Deposits of ₹ 335.01 million in Compensatory Afforestation Management and Planning Authority (CAMPA) Fund. The Order was against the Company and Department raised demand to pay the due Service Tax of ₹ 50.25 million along with interest at appropriate rate u/s 75 of the Finance Act, 1994 ("Act") as amended from time to time, penalty of ₹ 50.25 million and ₹ 0.01 million u/s 78 and 77 of the Act respectively. Appeal has been made with CESTAT Mumbai.

vi) In respect of land acquired for the projects, the land losers have claimed higher compensation before various authorities/courts which are yet to be settled. In such cases, contingent liability of ₹ 7.71 Million (Previous Year ₹ 444.42 Million) has been estimated.

2. Other contingent liabilities amount to ₹ 36.27 million (Previous Year ₹ 223.28 million) related to arbitration cases/RoW cases & land compensation cases have been estimated.

As per the separate Share Purchase Agreements between POWERGRID (the 'Seller') and PGInvIT, acting through its Trustee and Investment Manager (the 'Buyer'), POWERGRID has undertaken to indemnify, defend and hold harmless the Trust and the Investment Manager from and against losses which relate to or arise from (i) actual or alleged breach of or inaccuracies or misrepresentations in any of the Seller Warranties or breach of any covenant of the Seller herein; or (ii) any pending or threatened claims against the Company from the Period prior to and including the First Closing Date i.e. May 13, 2021.

45. Financial risk management

The group principal financial liabilities comprises of borrowings denominated in Indian rupees, trade payables and other financial liabilities. The main purpose of these financial liabilities is to finance the Group's investments and operations.

The group principal financial assets include investments, loans, cash and cash equivalents and other financial assets that are generated from its operations.

The group activities expose it to the following financial risks, namely,

(A) Credit risk,
(B) Liquidity risk,
(C) Market risk.

This note presents information regarding the group exposure, objectives and processes for measuring and managing these risks.

The management of financial risks by the group is summarized below: -

(A) Credit Risk

Credit risk is the risk that counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The group is exposed to credit risk from its operating activities on account of trade receivables, deposits with banks and other financial instruments.

A default on a financial asset is when the counterparty fails to make contractual payments within 3 years of when they fall due. This definition of default is determined considering the business environment in which the Group operates and other macro-economic factors.

Assets are written-off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or failing to engage in a repayment plan with the Group. Where loans or receivables have been written off, the Group continues to engage in enforcement activity to attempt to recover the receivable due. Where such recoveries are made, these are recognized in the statement of profit and loss.

(i) Trade Receivables

The Group primarily provides transmission facilities to inter-state transmission service customers (DICs) comprising mainly state utilities owned by State Governments and the main revenue is from transmission charges. CERC (Sharing of Inter-State Transmission Charges and Losses) Regulations, 2020 ("CERC Sharing Regulations") allow payment against monthly bills towards transmission charges within due date i.e., 45 days from the date of presentation of the bill and levy of surcharge on delayed payment beyond 45 days. However, in order to improve the cash flows, a graded rebate is provided for payments made within due date. If a DIC fails to pay any bill or part thereof by the Due Date, the Central Transmission Utility (CTU) may encash the Letter of Credit provided by the DIC and utilise the same towards the amount of the bill or part thereof that is overdue plus Late Payment Surcharge, if applicable.

Trade receivables consist of receivables relating to transmission services of ₹ 1,910.63 million as on 31 March 2026 (₹ 2,090.24 million as on 31 March 2025).

(ii) Other Financial Assets (excluding trade receivables)

a) Cash and cash equivalents

The Group held cash and cash equivalents of ₹ 4,407.56 million as on 31 March 2026 (₹ 4,261.87 million as on 31 March 2025). The cash and cash equivalents are held with reputed commercial banks and do not have any significant credit risk.

b) Bank Balance Other than Cash and cash equivalents

The Group held Bank Balance Other than Cash and Cash equivalents of ₹ 2,130.09 million as on 31 March 2026 (₹ 2,060.93 million as on 31 March 2025). The Bank Balance other than Cash and cash equivalents are term deposits held with public sector banks and high rated private sector banks and do not have any significant credit risk.

c) Other Current Financial Assets

The Group held other current financial assets as on 31 March 2026 of ₹ 60.11 million (₹ 112.02 million as on 31 March 2025). The other current financial assets do not have any significant credit risk.

d) Other Non Current Financial Assets

The Group held other current financial assets as on 31 March 2026 of ₹ 160.66 million (₹ 174.61 million as on 31 March 2025). The other current financial assets do not have any significant credit risk.

(iii) Exposure to credit risk

Particulars	As at 31 March 2026	As at 31 March 2025
Financial assets for which loss allowance is measured using 12 months Expected Credit Losses (ECL)		
Cash and cash equivalents	4,407.56	4,261.87
Bank Balance other than cash & cash equivalents	2,130.09	2,060.93
Other Non current financial assets	160.66	174.61
Other current financial assets	60.11	112.02
Total	**6,758.42**	**6,609.43**
Financial assets for which loss allowance is measured using Life time Expected Credit Losses (ECL)		
Trade receivables	1,910.63	2,090.24

(iv) Provision for expected credit losses

(a) Financial assets for which loss allowance is measured using 12 month expected credit losses

The Group has assets where the counter- parties have sufficient capacity to meet the obligations and where the risk of default is very low. At initial recognition, financial assets (excluding trade receivables) are considered as having negligible credit risk and the risk has not increased from initial recognition. Therefore, no loss allowance for impairment has been recognized.

(b) Financial assets for which loss allowance is measured using life time expected credit losses

The Group has customers most of whom are state government utilities with capacity to meet the obligations and therefore the risk of default is negligible. Further, management believes that the unimpaired amounts that are 30 days past due date are still collectible in full, based on the payment security mechanism in place and historical payment behavior.

Considering the above factors and the prevalent regulations, the trade receivables continue to have a negligible credit risk on initial recognition and thereafter on each reporting date.

(B) Liquidity Risk

Liquidity risk management implies maintaining sufficient cash and marketable securities for meeting its present and future obligations associated with financial liabilities that are required to be settled by delivering cash or another financial asset. The Group's objective is to, at all times, maintain optimum levels of liquidity to meet its cash and collateral obligations. The Group requires funds for short

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

term operational needs as well as for servicing of financial obligation under term loan. The Group closely monitors its liquidity position and deploys a robust cash management system. It aims to minimize these risks by generating sufficient cash flows from its current operations.

Maturities of financial liabilities

The table below analyses the Trust's financial liabilities into relevant maturity groupings based on their contractual maturities for all non-derivative financial liabilities.

The amount disclosed in the table is the contractual undiscounted cash flows.

(₹ in million)

Contractual maturities of financial liabilities	Within a year	Between 1-5 years	Beyond 5 years	Total
As at 31 March 2026				
Borrowings (including interest outflows)	788.49	3,344.42	14,517.62	18,650.53
Trade Payables	39.01	-	-	39.01
Other financial liabilities	167.61	-	-	167.61
Total	**995.11**	**3,344.42**	**14,517.62**	**18,857.15**
As at 31 March 2025				
Borrowings (including interest outflows)	875.79	3,599.89	15,958.13	20,433.81
Trade Payables	18.86	-	-	18.86
Other financial liabilities	195.18	-	-	195.18
Total	**1,089.83**	**3,599.89**	**15,958.13**	**20,647.85**

(C) MARKET RISK

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk:

i) Currency risk

(ii) Interest rate risk

(iii) Equity price risk

(i) Currency risk

As on Reporting date the group does not have any exposure to currency risk in respect of foreign currency denominated loans and borrowings and procurement of goods and services.

(ii) Interest rate risk

Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The group exposure to the risk of changes in market interest rates relates primarily to the group long-term debt obligations with floating interest rates.

The group exposure to interest rate risk due to variable interest rate borrowings is as follows:

(₹ in million)

Particulars	Amount	Impact on profit / loss before tax for the year due to Increase or decrease in interest rate by 50 basis points
As at 31 March 2026	10,640.33	53.46
Term Loan from Bank		
As at 31 March 2025	10,723.19	35.02
Term Loan from Bank		

(iii) Equity price risk

The Group does not have any investments in equity shares which may be subject to equity price risk.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

46. Capital management

Group's objectives when managing capital are to

- maximize the unitholder value;
- safeguard its ability to continue as a going concern;
- maintain an optimal capital structure to reduce the cost of capital.

For the purpose of Group's capital management, unit capital includes issued unit capital and all other reserves attributable to the unitholders of the Group. Group manages its capital structure and makes adjustments in light of changes in economic conditions. To maintain or adjust the capital structure, group may adjust the distribution to unitholders (subject to the provisions of InvIT regulations which require distribution of at least 90% of the net distributable cash flows of the Group to unitholders), return capital to unitholders or issue new units. The Trust monitors capital using a gearing ratio, which is the ratio of Net Debt to total Equity plus Net Debt. The Group's policy is to keep the gearing ratio optimum. The Group includes within Net Debt, interest bearing loans and borrowings and current maturities of long term debt less cash and cash equivalents.

The gearing ratio of the Group was as follows: -

Particulars	As at 31 March 2026	As at 31 March 2025
(a) Long term debt (₹ in million)	10,640.33	10,723.19
(b) Less: Cash and cash equivalents	4,407.56	4,261.87
(c) Net Debt (a-b)	6,232.77	6,461.32
(d) Total Equity (₹ in million) *	75,410.60	77,211.91
(e) Total Equity plus net debt (₹ in million) (c+d)	81,643.37	83,673.23
(f) Gearing Ratio (c/e)	7.63%	7.72%

** Total equity includes Unit capital and other equity*

The Group's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current period.

Distributions

Particulars	₹ in million
Distributions made during the year ended 31.03.2026 of ₹ 12.00 per unit (Comprising Taxable Dividend – ₹ 1.88, Exempt Dividend – ₹ 0.43, Interest – ₹ 7.04, Repayment of SPV Debt–₹ 2.60 and Treasury Income – ₹ 0.05)	10,919.99
Distributions made during the year ended 31.03.2025 of ₹ 12.00 per unit (Comprising Taxable Dividend – ₹ 1.60, Exempt Dividend – ₹ 0.61, Interest – ₹ 7.56, Repayment of SPV Debt – ₹ 2.17 and Treasury Income – ₹ 0.06)	10,919.99

Distribution not recognized at the end of the reporting period:

In addition to above distribution, the Board of Directors of POWERGRID Unchahar Transmission Limited in its capacity as the Investment Manager to POWERGRID Infrastructure Investment Trust ("PGInvIT") on 15 May 2026 recommended distribution related to last quarter of FY 2025-26 of ₹ 3.00 per unit.

47. Income Tax expense

This note provides an analysis of the group's income tax expense, and how the tax expense is affected by non-assessable and non-deductible items. It also explains significant estimates made in relation to the Group's tax position.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

(a) Income tax expense

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Current Tax		
Current tax on profits for the year	188.55	190.66
Adjustments for current tax of prior periods	-	-
Total current tax expense (A)	**188.55**	**190.66**
Deferred Tax Expense		
Origination and reversal of temporary differences	93.86	1,612.66
Previously unrecognized tax credit recognized as Deferred Tax Asset this year	-	-
Total deferred tax expense /benefit (B)	**93.86**	**1,612.66**
Income tax expense (A+B)	**282.41**	**1,803.32**

(b) Reconciliation of tax expense and the accounting profit multiplied by India's tax rate:

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Profit before income tax expense including movement in Regulatory Deferral Account Balances	9,401.09	13,522.25
Tax at the Group's domestic tax rate	3,432.07	5,240.30
Tax effect of:		
Non-Deductable tax items	401.73	403.36
Deductable tax items	(902.66)	(1,035.99)
Impact of exemption u/s 10(23FC) of Income Tax Act, 1961	(2,495.68)	(4,375.35)
Unabsorbed Tax Expenses	(369.33)	(155.86)
Minimum alternate tax adjustments	122.42	114.19
Deferred Tax Expense/(Income)	93.86	1,612.67
Income tax expense	**282.41**	**1,803.32**

(c) MAT Credit/ Current tax

As Group have option to avail MAT credit in future against Income Tax payable and hence MAT paid during earlier and in current year are carried forward.

48. Disclosures pursuant to Ind AS 103 "Business Combinations"

During the financial year ended 31 March 2026 and 31 March 2025, the Trust has not acquired any assets.

49. Disclosure as per Ind AS 115 - "Revenue from Contracts with Customer"

a) The Group does not have any contract assets or contract liability as at 31st March 2026 and 31 March 2025.

b) The Group determines transaction price based on expected value method considering its past experiences of refunds or significant reversals in amount of revenue.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

In estimating significant financing component, management considers the financing element inbuilt in the transaction price based on imputed rate of return. Reconciliation of Contracted Price vis-a-vis revenue recognized in profit or loss statement is as follows:

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Contracted price	12,246.96	12,303.55
Add/ (Less)- Discounts/ rebates provided to customer	(102.07)	(64.00)
Add/ (Less)- Performance bonus	416.65	425.38
Add/ (Less)- Adjustment for significant financing component	-	-
Add/ (Less)- Other adjustments	18.74	-
Revenue recognized in profit or loss statement	**12,580.28**	**12,664.93**

Project wise break up of revenue from contracts with Customers

₹ in million

Particulars	For the year ended 31 March 2026	For the year ended 31 March 2025
Vizag Transmission Limited	2,196.30	2,191.98
Kala Amb Transmission Limited	656.65	726.57
Parli Power Transmission Limited	3,354.34	3,359.33
Warora Transmission Limited	3,738.26	3,750.28
Jabalpur Power Transmission Limited	2,634.72	2,636.77
Total	**12,580.27**	**12,664.93**

50. Other Information

a) There are no cases of immovable properties where title deeds are not in the name of the Trust.

b) No loans or advances in the nature of loans have been granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, which are either repayable on demand or without specifying any terms or period of repayment.

c) Ageing of CWIP

₹ in million

Particulars	<1 Year	1-2 Years	2-3 Years	>3 Years	Total
As at 31 March 2026					
Project in progress	151.09	1.59	0.57	9.49	162.74
Total	**151.09**	**1.59**	**0.57**	**9.49**	**162.74**
As at 31 March 2025					
Project in progress	21.34	16.46	26.45	31.93	96.18
Total	**21.34**	**16.46**	**26.45**	**31.93**	**96.18**

d). Completion of capital-work-in progress (CWIP) is neither overdue nor has exceeded its cost compared to its original plan

e). The Group do not have Intangible asset under development.

f) The Group do not have Intangible assets under development, whose completion is overdue or has exceeded its cost compared to its original plan.

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

g) The Group does not hold benami property and no proceeding has been initiated or pending against the Group for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder as at the end of the financial year.

h) The Group is not sanctioned any working capital limit secured against current assets by any Finance Institutions.

i) The Group does not have any transactions, balances, or relationship with struck off companies.

j) The Group was not declared as a wilful defaulter by any bank or financial Institution or other lender during the financial year.

k) The Group does not have any subsidiary to comply with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017 during the financial year.

l) Ratio

Ratio	Numerator	Denominator	Current Year	Previous Year	Variance (%)	Reason for variance >25%
(a) Current Ratio	Current Assets	Current Liabilities	30.43	29.78	2%	
(b) Debt-Equity Ratio	Total Debt	Shareholder's Equity	0.14	0.14	0%	
(c) Debt Service Coverage Ratio	Profit for the period before tax + Depreciation and amortization expense + Finance costs + Impairment	Interest & Lease Payments + Principal Repayments	14.67	20.6	-29%	Due to reversal of Impairment of Investments in Subsidiaries in previous year
(d) Return on Equity Ratio	Profit for the period after tax	Average Shareholder's Equity	0.12	0.15	-20%	
(e) Inventory turnover ratio	Revenue from Operations	Average Inventory	40.81	41.08	-1%	-
(f) Trade Receivables turnover ratio	Revenue from Operations	Average Trade Receivables (before deducting provision)	6.29	5.2	21%	-
(g) Trade payables turnover ratio	Gross Other Expense (–) FERV, Provisions, Loss on disposal of PPE	Average Trade payables	30.08	51.02	-41%	Due to increase in average Trade payables
(h) Net capital turnover ratio	Revenue from Operations	Current Assets – Current Liabilities	1.46	1.46	0%	
(i) Net profit ratio	Profit for the period after tax	Revenue from Operations	0.72	0.93	-23%	
(j) Return on Capital employed	Earnings before interest and taxes	Tangible Net Worth + Total Debt + Deferred Tax Liability	0.11	0.14	-21%	
(k) Return on investment	Income from Investment + Capital Appreciation	Average Investments	NA	NA	NA	-

Notes

to the Consolidated Financial Statements for the year ended March 31, 2026

m) The Group has not received/advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) through Intermediaries during the financial year.

n) The Group does not have any transaction that was not recorded in the books of accounts and has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

o) The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year.

51. Recent Pronouncements

(i) Amendments to Indian Accounting Standards (Ind AS)

On 07.05.2025 and 13.08.2025, Ministry of Corporate Affairs ("MCA") has notified the Companies (Indian Accounting Standards) Amendment Rules, 2025 and Companies (Indian Accounting Standards) Second Amendment Rules, 2025 respectively, applicable from 01.04.2025 with amendments in Ind AS 21 "The Effects of Changes in Foreign Exchange Rates", Ind AS1 "Presentation of Financial Statements", Ind AS 7 "Statement of Cash Flows", Ind AS 107 "Financial Instruments Disclosures", Ind AS 12 "Income Taxes". The company has assessed that the amendments have no material impact on the accounts of the company.

(ii) New Labour codes

On 21.11.2025, the Central Government issued four separate notifications in the Official Gazette announcing implementation of four Labour Codes, viz., the Code on Wages, 2019, the Industrial Relations Code, 2020, the Code on Social Security, 2020 and the Occupational Safety, Health and Working Conditions Code, 2020 (Collectively referred to as the "New Labour Codes"). These New Labour codes replace and consolidate the 29 existing labour laws. The Ministry of Labour and Employment published draft Central Rules and FAQs to enable assessment of the financial impact due to changes in regulations. The company has assessed that the New Labour Codes have no material impact on the accounts of the company.

52. Other Notes

a) Figures have been rounded off to nearest rupees in million up to two decimals.

b) Previous year figures have been regrouped/ rearranged wherever considered necessary.

As per our report of even date

For S.K.Mittal & Co.
Chartered Accountants
FRN: 001135N

(CA Gaurav Mittal)
Membership Number: 099387
Place: New Delhi

Date: 15 May 2026

For and on behalf of Board of Directors of POWERGRID Unchahar Transmission Limited in the capacity as Investment Manager to POWERGRID Infrastructure Investment Trust.

Naveen Srivastava
Chairman
DIN: 10158134
Place: Gurugram

Amit Garg
Director
DIN: 10809416
Place: Gurugram

Neela Das
CEO
PAN: AFEPD5019B
Place: Gurugram

Gaurav Malik
CFO
PAN: AHLPM5764B
Place: Gurugram

Shwetank Kumar
Company Secretary
PAN: ALZPK4195Q
Place: Gurugram

Glossary (A-Z)

AI/ML	Artificial Intelligence / Machine Learning
AP	Andhra Pradesh
AUM	Assets Under Management
BSE	Bombay Stock Exchange
BU	Billion Units
CARE	CARE Ratings Limited
CEA	Central Electricity Authority
CEO	Chief Executive Officer
CERC	Central Electricity Regulatory Commission
CKM	Circuit Kilometer
CMD	Chairman and Managing Director
COD	Commercial Operation Date
CPSE	Central Public Sector Enterprise
CRISIL	CRISIL Ratings Limited
CSR	Corporate Social Responsibility
CTUIL	Central Transmission Utility of India Ltd
D/C	Double Circuit
DCF	Discounted Cash Flow
DG	Diesel Generator
DIC	Designated ISTS Customer
DISCOM	Distribution Company
DPE	Department of Public Enterprises
DPU	Distribution Per Unit
DSRA	Debt Service Reserve Account
EBITDA	Earnings Before Interest, Taxes, Depreciation, and Amortization
EHV	Extra High Voltage
EPU	Earnings per Unit
ESG	Environment, Social and Governance
Final	Final Offer Document of PGInvIT dated May 6, 2021
FY	Financial Year
GIS	Gas Insulated Substation
GoI	Government of India
GW	Gigawatt
ICRA	ICRA Limited
IM	Investment Manager
IMT Ghaziabad	Institute of Management Technology, Ghaziabad
Ind AS	Indian Accounting Standards
InSTS	Intra-State Transmission System
InvIT	Infrastructure Investment Trust
IPO	Initial Public Offer
IPA	Initial Portfolio Asset
ISO	International Organization for Standardization
ISTS	Inter State Transmission System
ITSL	IDBI Trusteeship Services Limited
JPTL	Jabalpur Power Transmission Limited
KATL	Kala Amb Transmission Limited
kV	Kilovolt
kWh	Kilowatt-hour
LILO	Loop-In Loop-Out
Listing Regulations	SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended
MWA	Mega Watt Ampere
NAV	Net Asset Value
NCT	National Committee on Transmission
NDCF	Net Distributable Cash Flows
NIT	National Institute of Technology
NMP	National Monetisation Pipeline
NRSS	Northern Region System Strengthening
NSE	National Stock Exchange
NTPC	NTPC Limited
O&M	Operation & Maintenance
OPGW	Optical Ground Wire
PAS	Publicly Available Specification
PAT	Profit After Tax
PFRDA	Pension Fund Regulatory and Development Authority
PG	POWERGRID
PGInvIT	POWERGRID Infrastructure Investment Trust
PMI	Purchasing Managers Index
POWERGRID	Power Grid Corporation of India Limited
PPTL	Parli Power Transmission Limited
PSU	Public Sector Undertaking
PUTL	POWERGRID Unnao Transmission Limited
RBI	Reserve Bank of India
RE	Renewable Energy
REIT	Real Estate Investment Trust
RoW	Right of Way
RPC	Regional Power Committee
RTM	Regulated Tariff Mechanism
₹ or Rs	The Indian Rupee
SEBI	Securities and Exchange Board of India
SA	Social Accountability
SPV	Special Purpose Vehicle
TBCB	Tariff-Based Competitive Bidding
TDS	Tax Deducted at Source
Trust	POWERGRID Infrastructure Investment Trust
TSA	Transmission Service Agreement
VTL	Vizag Transmission Limited
WTL	Warora Transmission Limited
WACC	Weighted Average Cost of Capital

lakh is one hundred thousand and crore is ten million.

DISCLAIMER

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पीजीइन्विट
PGInvIT

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